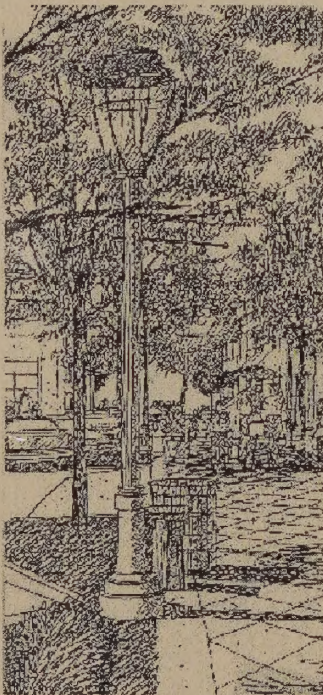


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STOCK RANCH

Guide for Development



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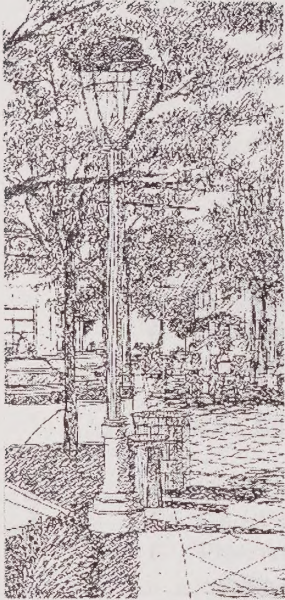
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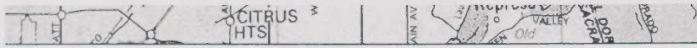
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Guide for Development

February 2001
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A New Way
to Business

CITRUS HEIGHTS



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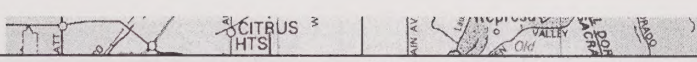


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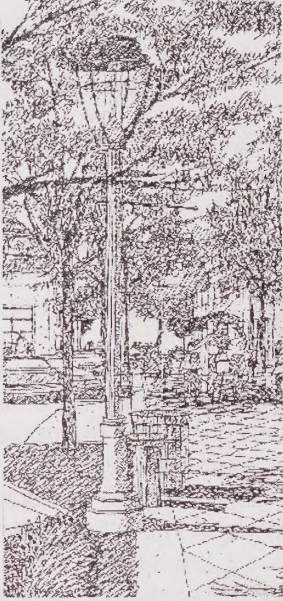
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SECTION ONE

Introduction

The following sections of the book are organized as follows:

Section 1: Introduction
Section 2: The History of the Book
Section 3: The History of the Book
Section 4: The History of the Book

Section 5: The History of the Book
Section 6: The History of the Book
Section 7: The History of the Book
Section 8: The History of the Book

THE HISTORY OF THE BOOK

The history of the book is a long and complex one. It begins with the first book, the Bible, which was written in the 15th century. The Bible was the first book to be printed, and it was the first book to be read by a large number of people. The Bible was the first book to be read by a large number of people.

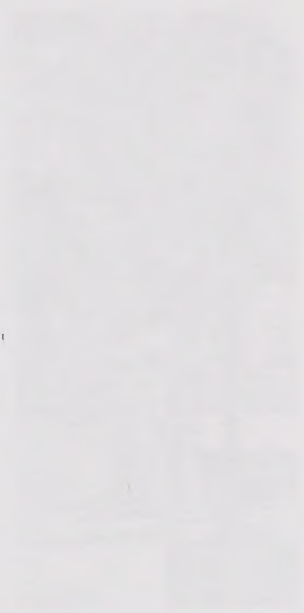
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SECTION ONE
Introduction



A
Prologue

Stock Ranch is the largest remaining undeveloped property in the City of Citrus Heights. Over the years, it has been planned for a variety of commercial, industrial, and residential uses.

Stock Ranch is an important site not only because of its size, but also due to its location and characteristics. It is located on an important transportation corridor, surrounded by residential neighborhoods, traversed by a habitat-rich stream corridor, and occupied by occasional oak tree clusters and wetlands.

Development of Stock Ranch provides the opportunity to create a distinct activity place: one that balances physical development with the conservation and enhancement of the site's valuable natural resources. It marries private commercial and residential uses with public access and spaces; creates buildings and landscaped public places of distinctive quality and fits within and subservient to the natural tree canopy and riparian habitats. The site creates internal activity by linking it to surrounding neighborhoods and pedestrian and bicycle pathways. It stimulates economic activity which contributes to the long-term revenue to the City, while protecting critical resources and committing these to the long-term benefit of all Citrus Heights residents.

B
**Purpose of the Stock Ranch Guide
For Development**

The *Stock Ranch Guide for Development* (Guide) implements the objectives and policies of the Citrus Heights General Plan by setting forth a vision, standards, and guidelines that will ensure high quality development of Stock Ranch. The Guide provides the opportunity to plan, coordinate, implement, and monitor development in a comprehensive manner in accordance with common expectations and understandings developed during the planning process. The *Stock Ranch Guide for Development* contains a land use concept, infrastructure and service plans, roadway improvements, design guidelines, and development regulations for approximately 129 acres of vacant land.

The guide contains the following components:

Section 1	Introduction
Section 2	Summary of Existing Site Conditions and Issues
Section 3	Vision, Objectives, and Principles
Section 4	Development Plan
Section 5	Development Standards and Guidelines
Section 6	Implementation Plan

C
Project Location

Stock Ranch consists of approximately 129 acres of vacant land located in the City of Citrus Heights. The site is situated in northeast Sacramento County, about two miles south of the Placer County line.

Stock Ranch is located in the central portion of the City and is bounded to the north by Auburn Boulevard, Sylvan Road to the east, Greenback Lane to the south, and Van Maren Lane to the west. Access to the project site is available via Stock Ranch Road and Auburn Boulevard.

D
Project History

The City of Citrus Heights was incorporated in 1997 and until that time, the Stock Ranch was under the jurisdiction of the County of Sacramento's General Plan and Zoning Ordinance. The current plan for development described in this Guide is reflected in the City's General Plan.

Over the past twenty years, a number of land use actions have established existing land use patterns and shaped potential land uses for the site. In the late 1960s and early 70s, the property was zoned for agricultural use. In 1978, the current owner of Stock Ranch, Mr. John Stock, Sr., inherited the property, which was originally part of the larger Van Maren Ranch. Stock Ranch was, at the time,

SECTION 1: INTRODUCTION

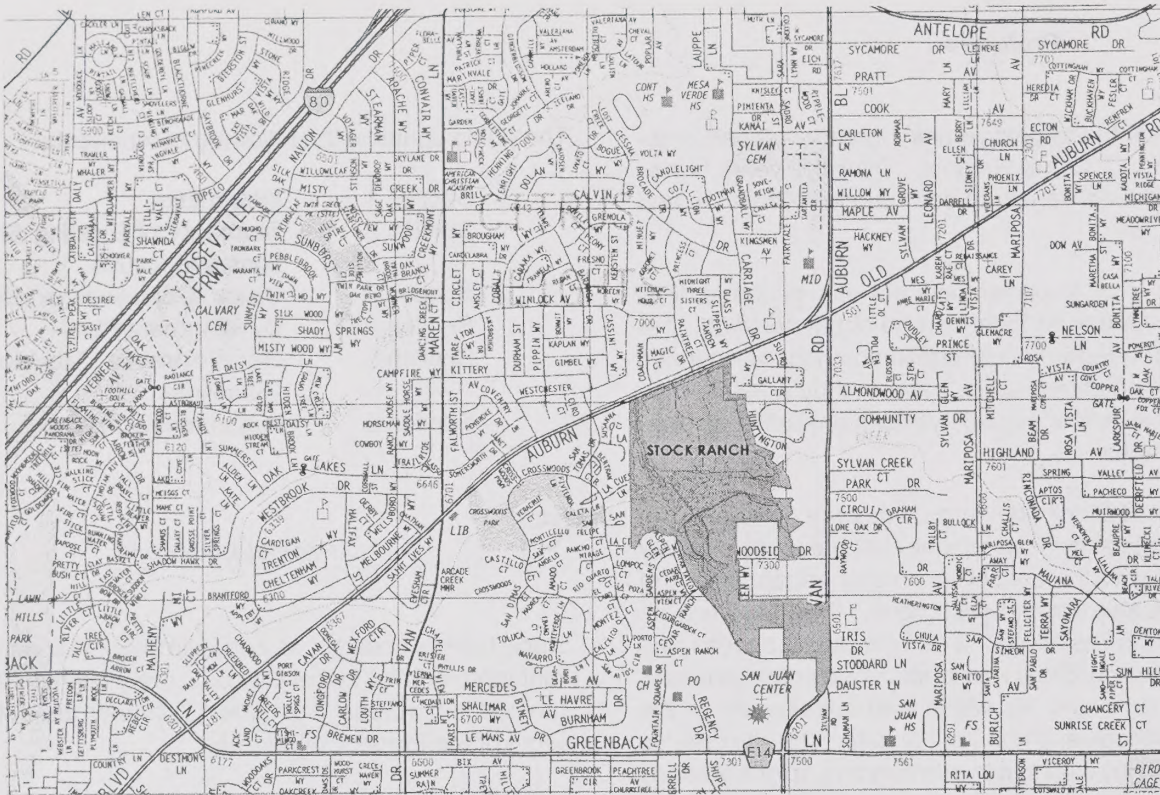


Figure 1-1
Project Vicinity

and is still, the largest tract of vacant land in Citrus Heights. Historically designated for agricultural uses, the site had the potential for other uses to provide the potential for capturing some of the residential and office market growth.

Responding to the request for new zoning, the Sacramento County Board of Supervisors approved a rezoning to redesignate the site as a "Special Planning Area" with a mix of MP (industrial-office park) and residential uses.

Most of Stock Ranch was planned again in 1992. This re-planning effort made major changes to the primarily business park-oriented plan which had failed to attract any new office development in the eight years since it was approved. In 1992, single family residential uses were designated for the area adjacent to Fountain Square Drive and multi-family and commercial uses were introduced. The 1992 zoning on the site allowed approximately 458,000 square feet of commercial/office/industrial uses, up to 796 dwelling units, and approximately 32 acres of parks and open space.

With zoning and a land use plan in place that provided land use designations for uses supported by market demands, development began to occur. This period saw the development of several projects in the Stock Ranch including senior apartments on the south side of Stock Ranch Road (1993), the Merrill Gardens senior care facility (1997), an Alzheimer's care facility (1997), and the Beazer Homes' residential subdivision (1998).

The property's General Plan designations are consistent with the project described in this Stock Ranch Guide For Development.

For a historical understanding of previous zoning, please refer to Appendix A, which summarizes pre-General Plan zoning with current zoning.

E

Project Characteristics and Opportunities

The Guide provides for development of a mix of commercial, residential, and open space uses that are integrated to create a cohesive, well-planned, and distinct place within Citrus Heights. The Stock Ranch Development Plan is organized by an open space and natural resources network consisting of Arcade Creek, riparian corridors, storm water retention facilities, a neighborhood-serving park, and a trail system inter-connecting the site's uses and Stock Ranch's residential neighborhoods.

The site's characteristics provide significant opportunities that can be reflected in land use development. Arcade Creek is both a resource and amenity within walking distance of the site uses and adjoining neighborhoods. Buildings will be designed and the site landscaped to ensure compatibility with Arcade Creek.

Although Arcade Creek provides a natural barrier in linking land uses in the northern and southern portions of the site, it provides the opportunity to serve as a land use buffer and a visual amenity to attract pedestrian activity. The Creek has the potential to buffer land uses that would pose challenges if located adjacent to one another, such as commercial and single-family residential uses.

North of Arcade Creek, the development is intended to create a community-serving commercial core integrated with open space, wildlife habitat areas, and trails adjacent to the creek.

The southern portion of the site is intended to create a residential community with opportunities for a diversity of lot sizes, densities, scales, and housing types. Opportunities for high quality, large lot housing will be among the options provided. This community will be sited to take advantage of the creek and the park. The periphery of the site, northwest of the intersection of Sylvan Road and Stock Ranch Roads, will be additional community-serving commercial/office/multi-family space. This flexibly zoned space is close to and accessible from City Hall, police service center, and the post office as well as the surrounding neighborhoods.

Landscaping and the use of native plant materials at project entries, in the park and open spaces, and along the streets will create a shady haven that will feel like this community has always been a part of its environment. The riparian forest of Arcade Creek and the oak forests of the open space network cradle the community and creates the image the new landscape and community will emulate.

F

Relationship to the General Plan

The City of Citrus Heights General Plan (November, 2000) includes a Community Development component that addresses future land uses throughout the City. The land area considered in the *Stock Ranch Guide for Development* is designated in the General Plan for three land uses:

- General Commercial

General Commercial uses are designated in two sites: one large site north of Arcade Creek and south of Auburn Boulevard and the other site on the southwest and northwest corners of Stock Ranch and Sylvan Roads.

- Low Density Residential (1 to 8 units per acre)

Low Density Residential uses are shown south of Arcade Creek and north of Stock Ranch Road.

- Open Space

Open space uses are shown adjacent to Arcade Creek and in a finger jutting south of Arcade Creek, east of Stock Ranch Road, and north of Arcade Creek on the western boundary.

The City's core values of safe neighborhoods, controlled traffic, rural setting, and economic opportunity are the foundation of the City's General Plan and are the underlying basis for the General Plan's goals and policies. The development proposed for the Stock Ranch incorporates many of the City's goals and policies as basic tenets and strives to address pertinent goals in the areas of community development, resource conservation, and community health, as described in the General Plan.

SECTION 1: INTRODUCTION



Vegetation At Arcade Creek

The City's General Plan includes goals and policies that influence the overall land use strategy for the Stock Ranch Plan Area. Goal 17 and its associated policies provide a specific directive for the Stock Ranch Area:

Goal 17: Develop the Stock Ranch property with a mix of uses that enhance the City's economic base, are compatible with surrounding land uses and are sensitive to natural resources.

Policy 17.1 Use a flexible planning approach for Stock Ranch to allow a variety of uses and to respond to evolving market conditions and community needs.

Policy 17.2 Promote uses in Stock Ranch that can be economically supported, are financially feasible and self-sustaining, and maximize fiscal benefits to the City.

Policy 17.3 Promote development in Stock Ranch in a manner that creates an attractive, distinct, cohesive, high-quality place. Features shall include: recognition of site and City history, good automobile and pedestrian connection, compatibility with surrounding land uses, avoids cut-through traffic, and maintains open space.

Policy 17.4 Incorporate trail, park, open space and public access along Arcade Creek.

Policy 17.5 Provide adequate infrastructure concurrent with development of Stock Ranch.

G***The Planning Process*****Identification of Vision and Planning Principles**

The Stock Ranch planning process began with the formulation of the vision and a set of planning principles for the development of the property. The enunciation of the vision and the development of the planning principles became the framework for the *Stock Ranch Guide for Development*.

The process of enunciating the vision and enumerating the planning principles was accomplished through a facilitated workshop with City of Citrus Heights staff, City Council, and the planning team. From that facilitated process, the City refined the planning principles and presented them to Council for comment and approval. The planning principles, as approved by the City Council, are listed in Section 3 of this document.

Technical Studies

The City initiated a process intended to identify opportunities and constraints to the development of the Stock Ranch property. The process involved research on existing site conditions, context, and regulatory conditions that may affect development. Those physical elements include on-site biological and habitat review and evaluation. To determine the context of the site, the team examined infrastructure (water, sewer, electricity, and gas), site drainage, surrounding circulation, and surrounding land use. Regulatory conditions include zoning and general plan land uses and permitting requirements. Each item was studied and from these studies, important issues were identified.

Public Process

The City of Citrus Heights held two facilitated community meetings for the purpose of gathering public input on the proposed development on the Stock Ranch. These meetings were held in January and April, 2000 and were attended by more than 150 people at each meeting.

At those meetings citizens had the opportunity to comment on the vision and planning principles and to voice their concerns and hopes for the site. Public comment

was recorded and that served as valuable input into the planning process. Additionally, the City met with adjacent neighborhood groups to learn more about their specific concerns. That input was also valuable to the planning process.

H***Planning and Related Documents***

The planning process, described in the section above, resulted in a number of documents that will guide the future detailed planning, design, and development of Stock Ranch. These documents are discussed below.

Stock Ranch Guide to Development

The *Stock Ranch Guide to Development* is a comprehensive guide that describes what Stock Ranch should look like, what uses are appropriate for this land, what measures should be taken to preserve and mitigate the loss of sensitive habitat, and how to make future development compatible with the surrounding neighborhoods. The elements of the Guide include a Vision Statement, Development Plans (land use, open space, circulation, drainage, infrastructure, and landscape), Development Standards and Design Guidelines & Implementation Strategy.

Development Plans

The Development Plan Section (Section 4) addresses how the property will be developed, at what intensity, in which areas, and describes the supporting services that are required to support that level of development. The section includes the following topics: Land Use; Circulation; Infrastructure and Service; Public Service and Utility Providers.

SECTION 1: INTRODUCTION

Development Standards and Guidelines

Development Standards and Guidelines for the Stock Ranch have been created for the purpose of giving detailed direction for future development on this site. The Standards and Guidelines are intended to supplement the City of Citrus Heights Zoning Ordinance and other various codes which govern the development of commercial, office, and residential projects. The Standards and Guidelines also implement the planning concepts discussed in the Vision and Development Plan chapters of this document.

Where the provisions of the Stock Ranch Development Standards and Guidelines are either more restrictive or inconsistent with other City codes, the Standards and Guidelines contained herein are to govern the development within the plan area. The Standards and Guidelines are intended to encourage appropriate design solutions while maintaining sufficient flexibility to accommodate realities of the market place. Development Standards and Guidelines are found in Section Five (5) of this document.

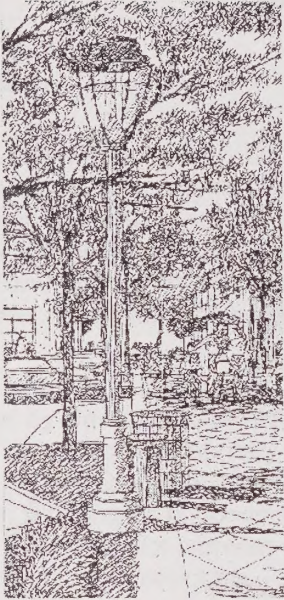
Environmental Impact Report (EIR)

The Stock Ranch Environmental Impact Report (EIR) certified in accordance with the California Environmental Quality Act (CEQA) examines the environmental impacts of the plan described in this Guide and focuses on changes in the environment that would result from its implementation. The EIR examines all phases of the project including planning, construction, and occupancy. The EIR serves as an environmental analysis for purposes of evaluating future requests for use permits, amendments, and variances, if necessary.

Development in the Stock Ranch area is planned as a multi-phased project. Future applications for development plans or amendments to the Guide that are determined by City staff to be consistent with the Guide and that fall within the scope of the EIR prepared for the Guide, will require no further environmental review. If development plans or amendments to the Guide are determined by the City to fall outside the scope of the EIR prepared for the Guide, or if there are potential significant effects peculiar to the project or its site, further environmental review may be necessary.

Development Agreement

The property owner, subject to the provisions of the *Stock Ranch Guide for Development*, will execute a Development Agreement in accordance with the Citrus Heights Municipal Code. The project development agreement sets forth needed infrastructure improvements, the timing and method for financing improvements and other specific performance obligations of the property owners and the City of Citrus Heights as it relates to the development of the Stock Ranch area. The Development Agreement serves as a legal and binding contract between the City of Citrus Heights and the developers of this plan, and provides vested rights to develop this property.



SECTION TWO

Summary of Existing Site Conditions & Issues

SECTION TWO

CHAPTER TWO: THE HISTORY OF THE UNITED STATES

A

Site Conditions

General

The Stock Ranch site is undeveloped and contains fallow orchards, oak woodlands, grasslands, riparian zones, and aquatic habitats. The predominant habitat type is grassland with clusters of oak trees. The site was grazed in the past and grassland vegetation was introduced over time. A portion of the site contains an abandoned orchard.

The property is bisected by Arcade Creek. Arcade Creek is fed by San Juan Creek at the eastern edge of the site and by associated tributary drainages traversing the site. The Arcade Creek floodplain ranges from 120 to 200 feet in width with fingers of floodplain extending north and south. The Creek corridor currently provides scenic vistas and recreation for area residents.

Several dirt roads and paths crisscross the site and are illegally used by off-road vehicles. As the property was a working ranch, all areas on the site have been altered due to past agricultural activities.

The site is served by existing utilities and no upgrades are anticipated to any infrastructure system except water and storm water drainage. A description of the existing service providers, system configuration, and proposed changes and upgrades is found in Section 4.E – Infrastructure and Service Plan.

Biologic Resources

The site contains few sensitive plant species. Past environmental surveys have listed a grouping of elderberry shrubs, a protected species, within the Arcade Creek riparian corridor. Within the overall site are jurisdictional wetlands including vernal pools (seasonally wet areas) and wetlands associated with tributary creek corridors. These wetlands are habitat and, if lost or modified during development, they must be replaced or mitigated either on- or off-site. These habitats are subject to state and federal review and permitting requirements.

Outside of the creek corridor there are stands of oak trees scattered throughout the site, particularly northwest of the creek.

Existing oak trees along the western edge of the northern portion of the Plan Area provide an opportunity for a natural buffer to the Crosswoods community. Seasonal wetlands and vernal pools constrain usable acreage, but provide opportunities for wetland preservation as an extension on the site.

Existing trees line the Auburn Boulevard frontage and provide a green edge to the street at this location. The community has expressed interest in keeping these trees in place.

The site, where it is not in tree cover, is a grassland. This grassland is composed primarily of species introduced during grazing of livestock. The grasses are primarily annual and weedy species and are not of high habitat value.

SECTION 2: SUMMARY OF EXISTING SITE CONDITIONS AND ISSUES



Trees Along Arcade Creek



North Portion of Site

SECTION 2: SUMMARY OF EXISTING SITE CONDITIONS AND ISSUES



Oak Trees Along Crosswoods Boundary



Auburn Boulevard Frontage



Existing Conditions

Water-Related Resources

Vernal pools occur on the site and are primarily located north of Arcade Creek. Vernal pools are topographic depressions which, due to poor permeability, retain water during the rainy season. A number of specialized species occur around the fringes and in the mud of the pools.

There are wetlands on the site that are associated with sub-drainages to Arcade Creek. These wetlands are identifiable by their various grasses and are important habitat.

Drainage and Flooding

Arcade Creek is the source of periodic flooding downstream of Stock Ranch, which includes the adjacent Crosswoods community. During the rainy season, the water running in the creek disrupts pedestrian traffic across the site, particularly for the students traveling

between the neighborhoods to the south and the school to the north.

Arcade Creek impedes vehicular circulation between the areas north and south of the creek and its irregular floodplain dictates the shape of developable areas adjacent to the creek.

Detention ponds shall be constructed onsite to accommodate runoff from the project area. Detention facilities, if poorly designed, can detract from the natural beauty of the creek corridor, but, if properly designed, can become important and complementary visual elements of the developed Stock Ranch.



Trail Near Creek

B

Context

Surrounding Land Uses

The property is surrounded by residential land uses that have traditionally enjoyed the unspoiled vistas and open space provided by this parcel. The unspoiled vistas and most of the natural open spaces will diminish with the development of the property.

- The Crosswoods residential master-planned subdivision in the RD-5 (PD) zone north of Arcade Creek and the Beazer Homes single-family residential subdivision in the RD-7 zone south of Arcade Creek to the west
- Large-lot residential uses in the Woodside Special Planning Area; the oaks of Huntington Square in the RD-20 zone; and duplexes in the RD-10 zone to the east
- Merrill Gardens senior care facility, Manor Care Health Alzheimers's care facility, Vintage Oaks Senior Apartments in the RD-20 zone to the southeast
- City of Citrus Heights City Hall, the Police Service Center, and a U.S. Post Office create a civic center along Fountain Square Drive, immediately north of Greenback Lane and south of the Plan Area. In 1997, the City of Citrus Heights incorporated and located its City Hall on Fountain Square Drive, north of Greenback Lane. A post office is located across from City Hall. Together, City Hall, the Police Service Center, and the post office along Fountain Square Drive create the Citrus Heights civic center and an activity hub for residents
- A shopping center and a former United Artists theater complex in the SC zone are to the south, east of Fountain Square Drive
- Single-family residential subdivisions in the RD-5 zone across Auburn Boulevard to the north
- A vacant multi-family site in the RD-20 zone across Stock Ranch Road southwest of the project.

SECTION 2: SUMMARY OF EXISTING SITE CONDITIONS AND ISSUES

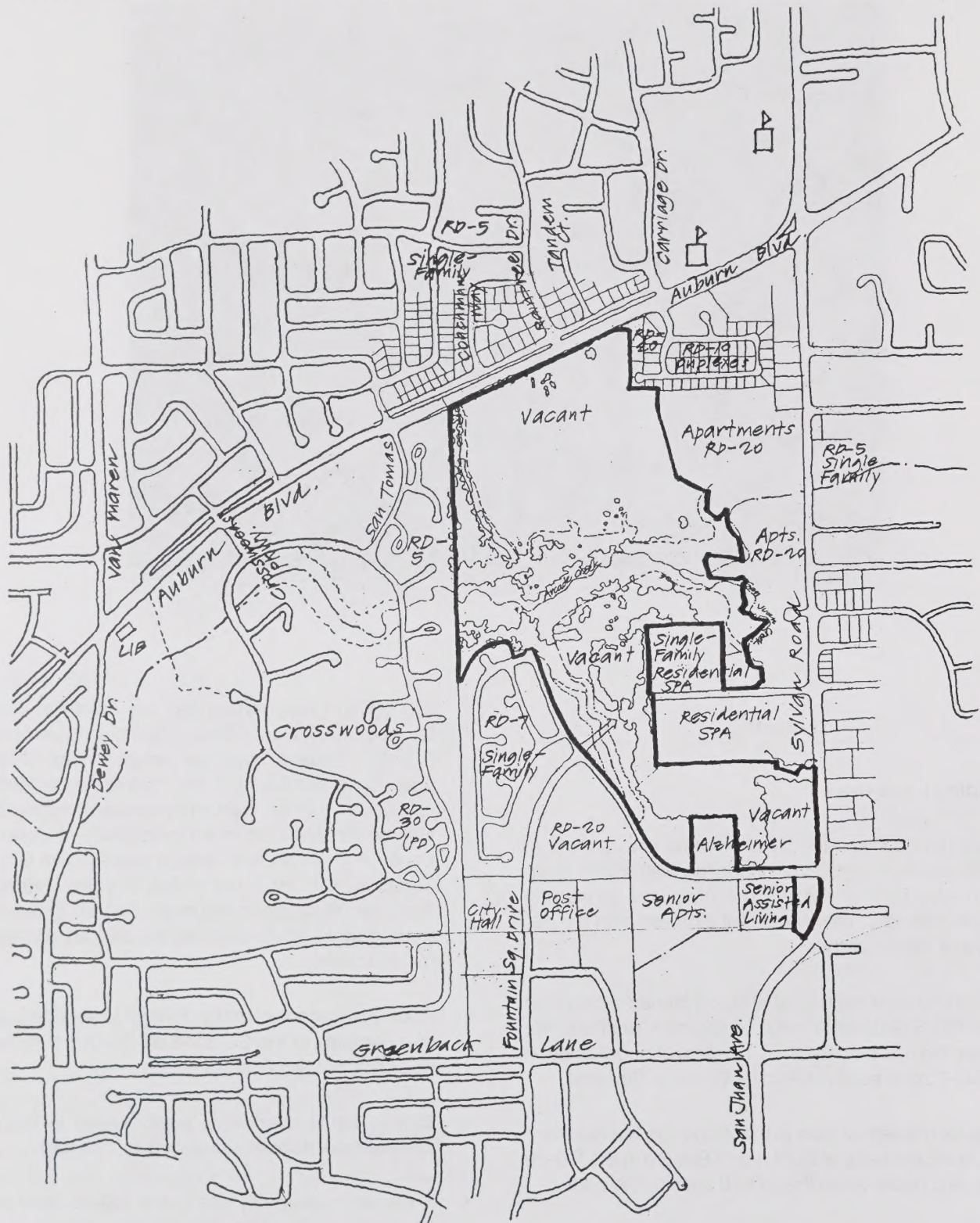
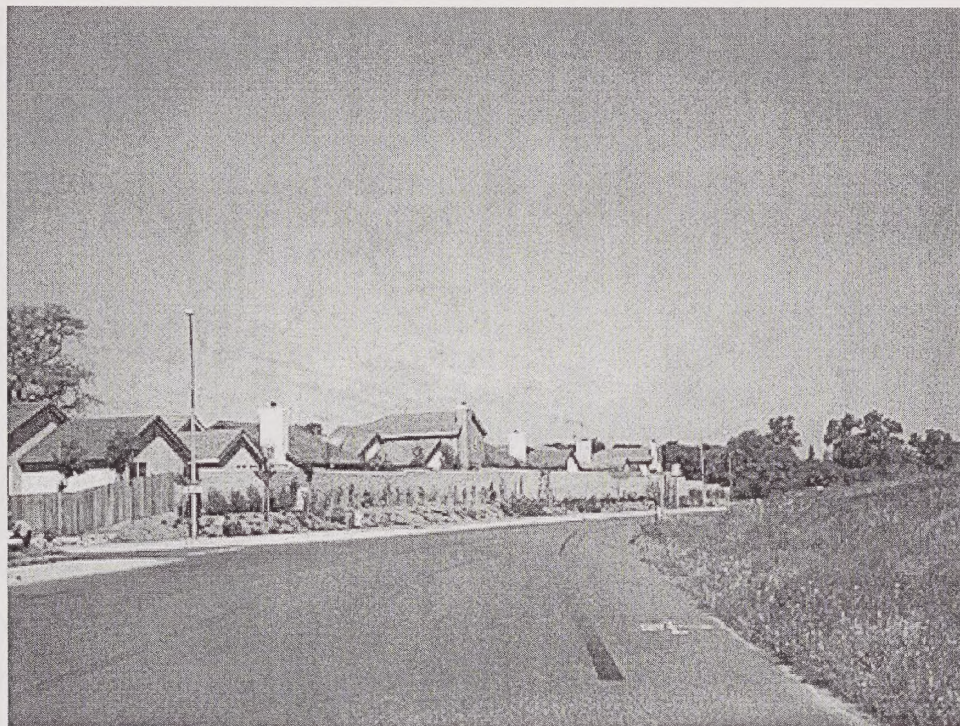


Figure 2-1
 Site & Surrounding Land Uses



Residential Uses Along Stock Ranch Road

Transportation Network

Auburn Boulevard is an important regional thoroughfare and provides the only vehicular access to the commercial district north of Arcade Creek. Currently Auburn Boulevard is four lanes in width. Future development on the parcel north of Arcade Creek will generate increased traffic on Auburn Boulevard and will require improvements in association with development. The other roads that abut the site include Sylvan Road on the east and Stock Ranch Road on the south. No roads currently bisect the site.

Sylvan Road contains a Class II Bike Route while other surrounding streets are designated future bike routes in the General Plan. Auburn Boulevard is proposed to have a Class II Bike Lane. Bus service is available on Auburn Boulevard.

C

Issues

Four major issues related to development surfaced during the site analysis and public input portions of the planning process. The four primary issues are drainage and flooding along Arcade Creek; traffic and circulation issues, including pedestrian safety, particularly along Auburn Boulevard; on-site natural resources; and compatibility with adjacent uses. Additional, more specific issues were raised by community members during the public input process and summaries of those specific issues are available from the City of Citrus Heights Community Development Department.

Drainage and Flooding

During periods of heavy or prolonged rains, Arcade Creek, below Stock Ranch, reaches levels that cause flooding to streets and structures. Of particular interest to the residents of Crosswoods, the housing development west of and downstream from the Stock Ranch, is how development will impact them.

SECTION 2: SUMMARY OF EXISTING SITE CONDITIONS AND ISSUES



Auburn Boulevard View to the North

During the public input process, many residents recounted personal tales of flooding and asked if the development of Stock Ranch could help reduce their problem. Currently all storm water run-off from the vacant Stock Ranch flows uncontrolled into Arcade Creek. As a result of development and the removal of permeable surfaces, the amount of run-off will increase. A drainage plan to capture all on-site run-off is presented in Section 4.

Traffic and Circulation

Locating a large commercial center in an area proximate to neighborhoods creates the potential for conflicts between users of the commercial area and local residents. Traffic and circulation issues consist of increases in traffic along Auburn Boulevard in the vicinity of the commercial development proposed for the northern portion of the site, potential for intrusion into residential neighborhoods, and pedestrian and school children crossing Auburn Boulevard and traversing the site.

As traffic volumes increase along Auburn Boulevard, conflicts will be created by the need to make left-hand turns in and out of the site. Related to this concern is the additional concern of pedestrian safety and school crossings across Auburn Boulevard. Currently school children from the neighborhood south of Auburn Boulevard cross to attend school north of Auburn Boulevard. Residents are concerned that pedestrians and children will be hurt crossing the street if proper pedestrian safety measures are not incorporated into the plan.

In recognition of these concerns, a circulation plan has been prepared and is presented in Section 4 of this document.

On-Site Natural Resources

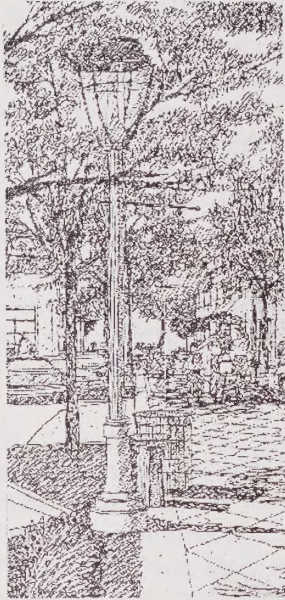
Field surveys of the Stock Ranch site identified 3.52 acres of Jurisdictional waters (waters that fall under the jurisdiction of the Federal Government) that are on the site. These waters are primarily located north of Arcade Creek and are comprised of waters of Arcade Creek, tributary drainages, San Juan Creek, and vernal pools.

There are minor drainage courses within the site that are tributary to Arcade Creek. Development within any of these drainages would destroy them and the wildlife habitat they provide. Several stands of native oaks dot the site. There is a potential that development would eliminate some oaks.

A natural resources plan is presented in Section 4 of this document.

Compatibility with Adjacent Uses

The biggest issue of compatibility with adjacent uses is the development of the commercial district on Stock Ranch north of Arcade Creek. The property is surrounded by existing residential uses on three sides. Residents are concerned about issues associated with commercial uses, such as noise, traffic, trash disposal, and truck activity.



SECTION THREE

Vision, Objectives and Principles

SECTION THREE

Final Observations and Remarks

SECTION 3: VISION, OBJECTIVES AND PRINCIPLES

A

Vision

The Stock Ranch property will be developed as a cohesive and integrated mixed use district that balances physical development with the preservation of the site's important natural resources. Development will be constructed over a period of time, and designed under strict development standards and guidelines. Uses and buildings will be organized around a unifying open space network of natural areas, trails, and a park. These include Arcade Creek, associated tributary drainages, detention ponds, trails, and stands of native oaks. A pedestrian trail system will be integrated as an open space network, connecting uses within the site and linking to other neighborhoods and districts.

North of Arcade Creek, commercial uses will be developed to serve the Citrus Heights community, as well as providing additional tax revenue to the City. As the largest vacant commercially designated property under the City's General Plan, the portion north of Arcade Creek is uniquely situated to provide an opportunity for large-format retailers within the City. Buildings will be designed to create visual interest by modulating building masses, articulating elevations, and varying roof lines. Pedestrian access will be provided on wide sidewalks along the building frontages, and by protected walkways through the parking lots to connect the buildings. (*Figure 3-1*)

A wide setback comprised of a meandering sidewalk and large trees will be developed along Auburn Boulevard. A pedestrian/bicycle path through the site will terminate at the traffic signal and will facilitate students and residents crossing Auburn Boulevard.

Parking lots between Auburn Boulevard and the major tenants on the site will be heavily planted with shade trees, shrubs, and ground covers to provide swaths of color and shade throughout the year. Existing stands of oaks will be preserved and integrated as part of the open space network. In particular, oak clusters on the western portion of the site will be retained as a visual buffer for the adjoining Crosswoods neighborhood.

South of Arcade Creek, a mixture of housing types and densities will be developed. Units will be sited to take ad-

vantage of views of Arcade Creek, oak trees, park, and other open space amenities. In general, lot sizes will be larger adjacent to the creek and densities will increase as distance from the creek increases south of the site. The larger lots will provide the opportunity for move-up housing within the City. As an option to the traditional platting of residential lots, some or all of the housing units may be clustered to maximize the preservation of the site's existing oak trees and vegetation.

A neighborhood-serving park will be developed adjacent to Arcade Creek, providing both passive and active recreational opportunities for local residents. The park will be connected to the Arcade Creek trail network and may include interpretative signage.

In the southern portion of the site, retail, office, or multifamily housing will be developed adjacent to Sylvan Road and the existing commercial, seniors, and health care facilities.

B

Development Objectives

The fundamental objective of the *Stock Ranch Guide for Development* (Guide) is to provide orderly and systematic development of an integrated commercial and residential project in a manner that respects the infill character of the site, surrounding land uses, and the site's natural resources.

Specific objectives identified for the development of the Stock Ranch include:

- Implement a large-scale infill land use strategy for the City's last large vacant parcel of land
- Develop land uses that enhance the character of Citrus Heights and create a sense of place to uniquely distinguish the City

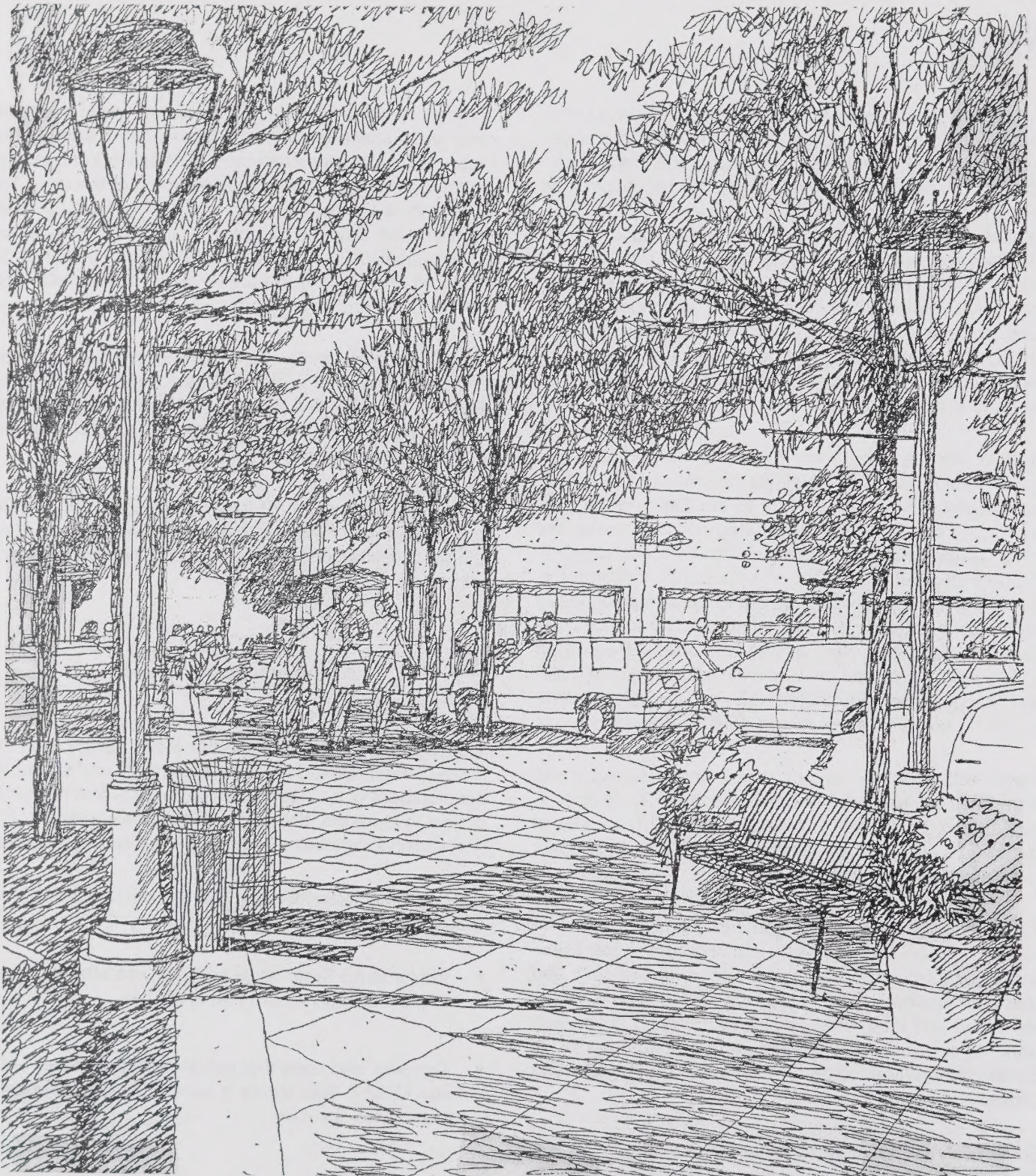


Figure 3-1
Sketch of Pedestrian Walk and Parking Lot

- Implement a comprehensive land use strategy that ensures that development occurs in a unified manner rather than as a series of independent, unrelated projects
- Develop land uses that enhance existing neighborhoods and provide linkages from neighborhoods to uses within the project
- Develop revenue-generating land uses that provide jobs and enhance commerce within the City
- Provide a variety of housing types and densities that respond to the market preferences of a diverse community
- Provide all public facilities and services necessary to meet the needs of development within the Plan Area

C

Planning Principles

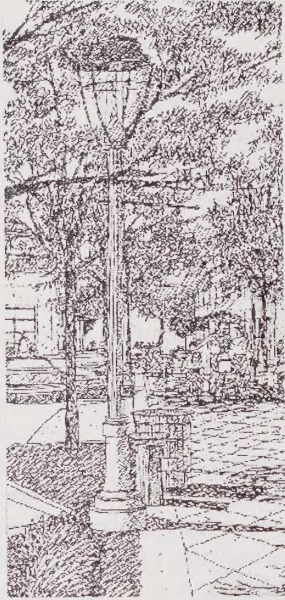
The City Council provided the following framework for preparation of the Guide. These principles are reflected in the core planning principles of the Guide and in the overarching land use strategy.

Principles

- Accommodate a variety of uses in response to market conditions and community needs as they may evolve over the build-out period of the project. This may be accomplished by the use of a flexible planning approach
- Accommodate uses that can be economically supported in the marketplace and are financially feasible
- Accommodate a mix of uses that maximizes fiscal benefit to the City

- Define specific options for the mix, organization, and physical form and character of development that achieves a distinct and high quality place
- Establish a distinct sense of place and cohesive and integrated development
- Site planning and building design shall be sensitive to and consider opportunities for connections with surrounding land uses
- Design the street network to serve local and uses and not as a conduit for regional and through-trips
- Utilize Arcade Creek as a development amenity incorporating trails, parks, and other open space elements, and provide public access from the site's uses
- Maintain views to the creek and tree line from Auburn Boulevard at appropriate locations to the extent feasible
- Maintain open space as a development asset
- Ensure that adequate infrastructure is provided concurrent with development

During the iterative planning and design efforts that led to the creation of the Guide, it became clear that the principle that “maintained views to the creek and tree line from Auburn Boulevard...” would not be accomplished. The size of the structures needed for large-format retailers and the siting, service, and storage requirements of those structures precluded large viewsheds into Auburn Creek.



SECTION FOUR

Development Plans

SECTION FOUR

THE FUTURE OF THE PAST

A

Land Use

Overview

The Stock Ranch Development Plan sets forth the configurations of each land use to be developed, open space network, circulation networks, and relationship of uses to existing physical characteristics of the property. See Figure 4-1.

The Development Plan's concept of open space stresses connections and areas as an armature around which commercial and residential uses will be developed. These open spaces encompass approximately one quarter of the site (32 acres). They include Arcade Creek, which forms an east-west corridor across the site and tributary drainages running north-south. From the creek floodplain, a wetland preserve/floodplain area extends north along the western edge of the north portion of the site. Other open space features include a neighborhood park south of the creek east of Stock Ranch Road. A network of pedestrian trails links land uses.

At the north end of the site, between Auburn Boulevard and Arcade Creek, will be the 41.8 acre Auburn Commerce District comprised of large- and medium-scaled commercial uses. It is configured to accommodate a variety of users, in a variety of layouts.

South of Arcade Creek, at the southeast corner of the Plan area, will be residential uses and the Sylvan Commerce District, which includes two small (10.2 acre and 1.8 acre) parcels that will accommodate retail/office/or multi-family housing uses. Future economic conditions will determine the specific uses to be accommodated on these sites.

The area south of Arcade Creek (approximately 43.2 acres) is designated for residential uses. This will provide the opportunity for large lot, move-up residences adjacent to the creek with other single-family residential lots being developed south to Stock Ranch Road. An optional plan may be the development of cluster single-family housing.

Land Use Summary

The Stock Ranch Plan area includes 129 acres of which the dominant land uses are commercial, single-family residential and open space. The Stock Ranch Land Use Map is shown on Figure 4-2 and is summarized in Table 4.1.

Permitted Uses

The land uses within the Stock Ranch Plan Area will be implemented by the application of permitted, conditionally permitted, and/or administratively permitted uses as designated by the zoning applied to each parcel. Generally, the permitted uses for each land use area are shown in Appendix B.

Land Use Plan

1. Auburn Commerce District

Description

The site, bounded on the north by Auburn Boulevard and by Arcade Creek on the south, is designated for commercial development, natural open space, drainage corridors tributary to Arcade Creek, and a pedestrian trail system. The Auburn Commerce District (District) is intended to capture large-format retailers for which there are no other suitable sites within the City. The guide proposes large-format retailers and a minimum number of smaller retail and service uses that will enhance the City's economic base rather than compete with existing uses in other commercial districts, such as Sunrise Marketplace.

SECTION 4: DEVELOPMENT PLANS

Table 4.1

Land Use	Acres	Max. Units	Square Feet ¹	General Plan Designation	Zoning
Auburn Commerce District	41.8		426,000	General Commercial	SPA/General Commercial
Sylvan Commerce District	10.2	204	100,000		
Sylvan Commerce District	1.8	40	20,000		
Commercial Subtotal	53.8	244	570,000		
Residential ² Single Family	43.2 ³	216		Low Density Residential	SPA/Residential
Cluster Option	43.2 ³	346			
Residential Subtotal	43.2	216-346			
Open Space/Floodplain	27.0			Open Space	SPA/ Recreation (O)
Park (Overlay on Residential) ³					Recreation (O)
Wetland Preserve North	5.0				Recreation (O)
Open Space Subtotal	32.0				
Plan Area	129.0	454-590	570,000		

Note 1: Maximum square footage is based on 10,000 net square feet of land area per acre. For Commercial North, site acreage considers Wetland Preserve North as not usable.

Note 2: Maximum unit yield is based on the General Plan Low Density Residential range of a maximum of 8 units per acre for cluster development, rather than unit yield based on zoning. Single-family subdivisions shall utilize a maximum density of 5 dwelling units per acre.

Note 3: Gross acreage, which includes parkland (4 to 5 acres minimum) and open space.

Table 4-1
Land Use Summary

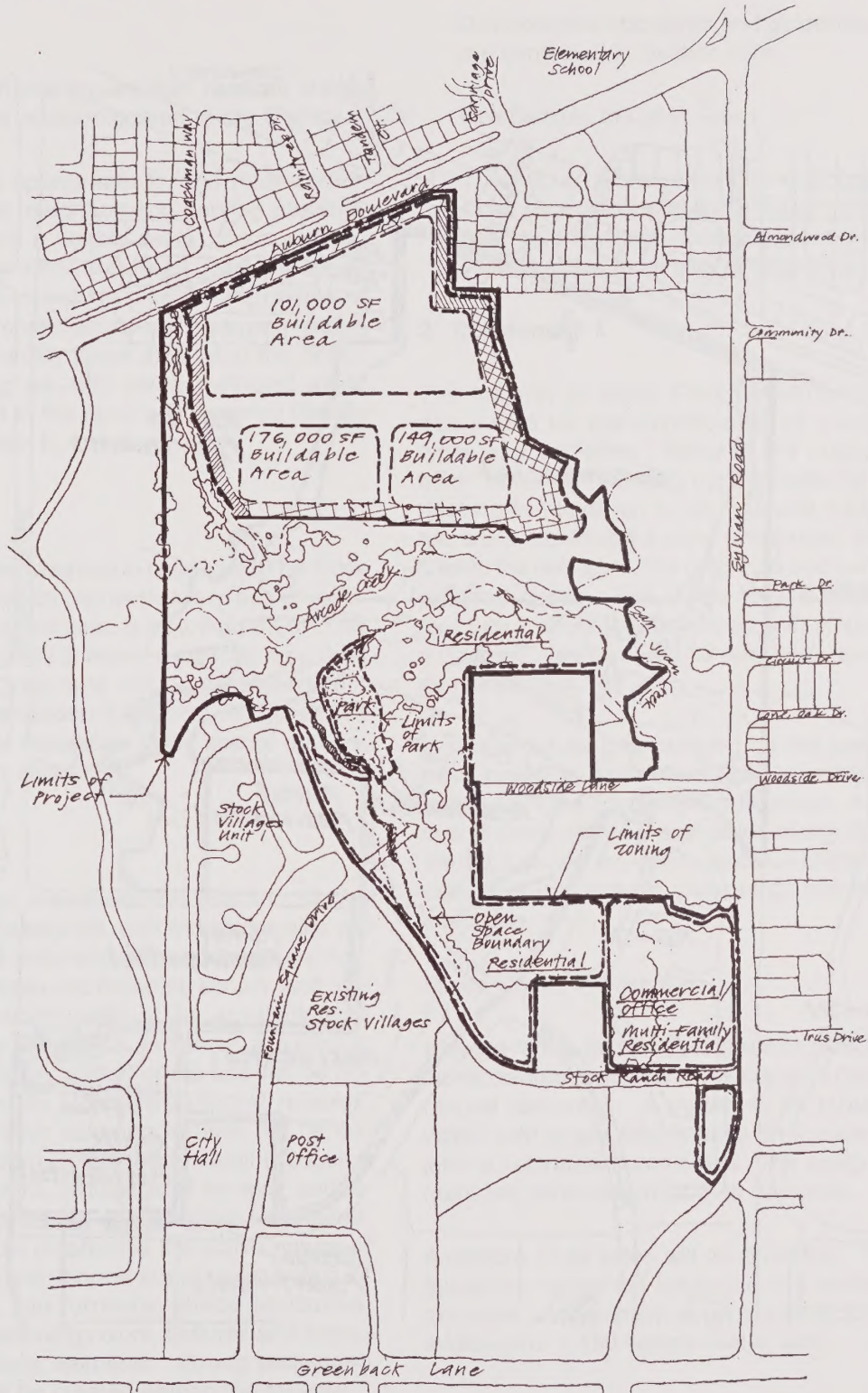


Figure 4-1
Conceptual Development Area

SECTION 4: DEVELOPMENT PLANS

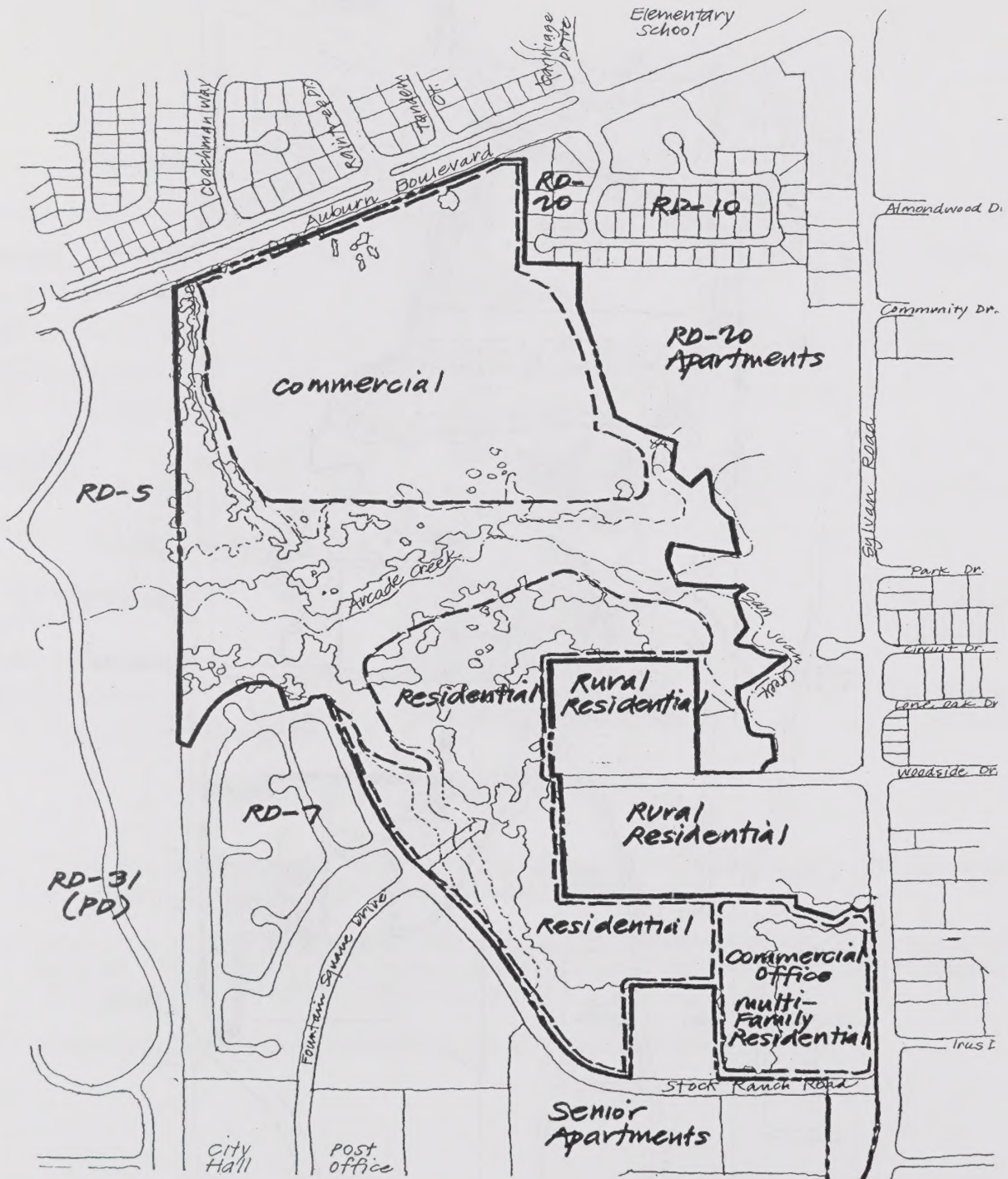


Figure 4-2
Land Use

SECTION 4: DEVELOPMENT PLANS

Permitted Uses

A maximum of 426,000 square feet of retail shops and services will be accommodated in the District.

The types of uses appropriate for the retail center include restaurants, neighborhood-serving services such as a bank and a beauty salon, grocery store, and up to two large-format retailers. The two large-format retailers could include a home improvement and/or general merchandise store. Uses permitted in the District are generally those allowed in the Shopping Center (SC) zone, with some restricted uses. The uses permitted in the Auburn Commerce District are listed in Appendix B.

Density

Density of the site is suburban in character. The Floor Area Ratio (FAR), which represents the ratio of building footprint to available land, is less than 0.25. This indicates that of the 41.8 acres available, less than 25 percent of the total land will be developed with structures. The remainder of the land will be utilized for parking, internal circulation, open space, and pedestrian circulation areas.

Design Character

As described in the Vision Section (Section 3), the District will be well-designed, with wide sidewalks accommodating pedestrian amenities such as benches, shade structures, trees and flowering shrubs, and outdoor seating and dining areas. The architecture of the District will be distinctive and have a common design theme. A large portion of the site will be occupied by a maximum of two large-format retailers. The remaining smaller commercial uses will be developed along Auburn Boulevard in small groupings of tenants. Within the groupings of tenants, pedestrian plazas and gathering spaces shall be created. Plaza design should emphasize the active nature of these spaces and incorporate some combination of accent materials, site furniture, shade structures, accent lighting, interesting colors, textures and forms, and art or other focal elements. Strong pedestrian connectivity should be created among the tenants.

Development standards and guidelines for the District are contained in Section Five.

Relationship to Other Areas

The Auburn Commerce District is bounded on three sides by existing residential uses. Consideration has been given to these residential uses by providing wider setbacks and extensive landscaping.

2. Residential

The majority of Stock Ranch south of Arcade Creek is designated for the development of a variety of housing types and densities. Many of the units are planned to offer "move-up" housing opportunities for area residents desiring to reside on larger lots and adjacent to or near the site's significant natural resources, including Arcade Creek, the oak trees, the neighborhood park, and resource preserve areas. The Guide for Development envisions that this area will be developed with single-family homes, a "cluster" development of attached, for-sale units, or a combination of both.

If cluster housing is pursued as the preferred development option, a Conditional Use Permit (CUP) will be required from the Planning Commission. A cluster housing option would permit preservation of significant amounts of the 43.2 acres for open space available for community uses such as walking, picnicking, and nature study and education.

Single-Family Residential

A single-family home development in this area will provide individual lots designed in a manner to maximize the site's natural resources. A variety of lot sizes would be provided, with larger lots fronting on Arcade Creek and adjoining natural resource areas. The design of the development will minimize impacts to oak trees.

A mixture of lot sizes will be provided. The density over the entire residential area shall not exceed five (5) units per acre. Additionally, a minimum of 25 lots must be a minimum of 7,150 square feet in size.

SECTION 4: DEVELOPMENT PLANS

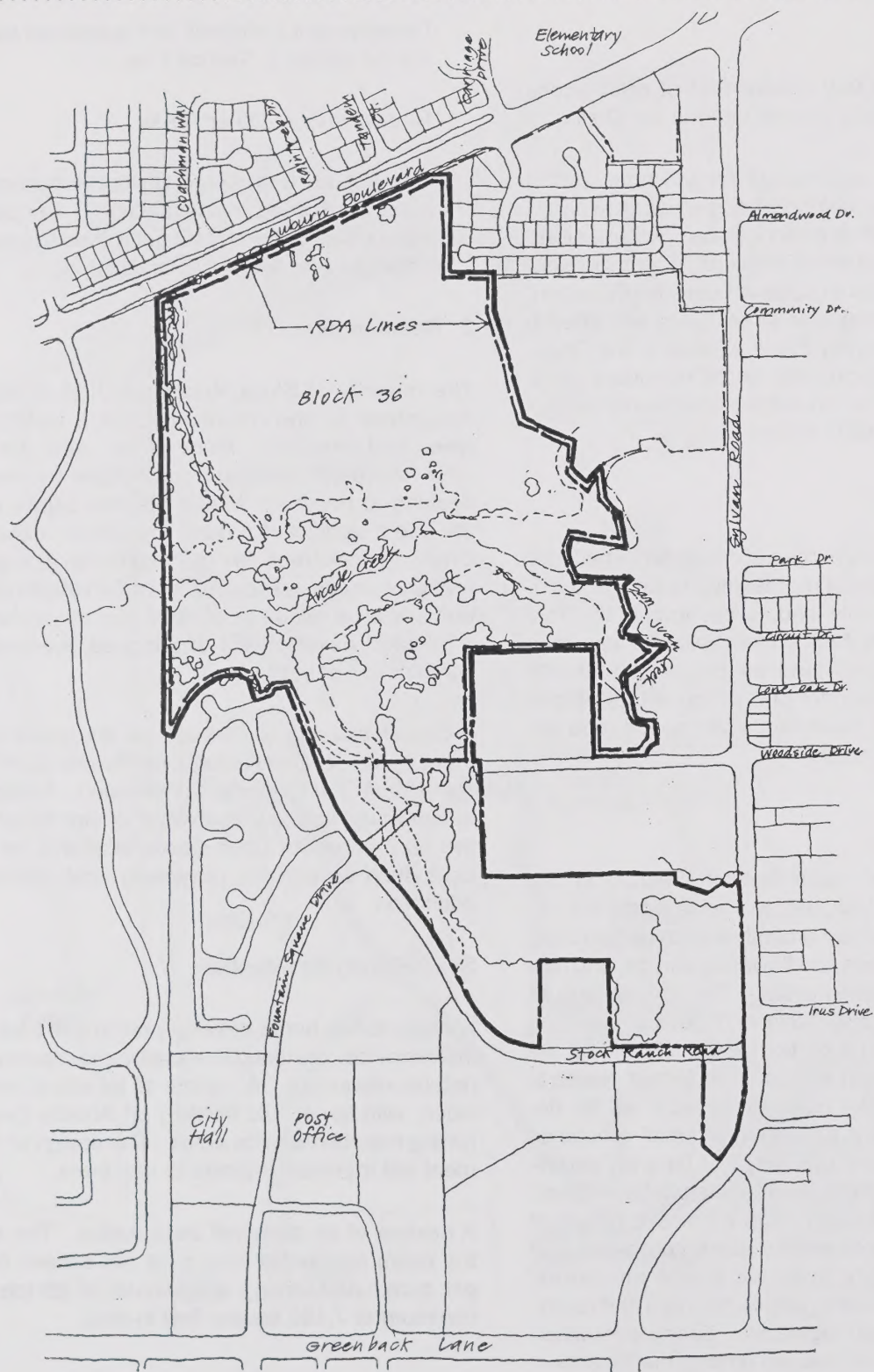


Figure 4-3
 Redevelopment Area

SECTION 4: DEVELOPMENT PLANS

Permitted Uses

Parks, schools, and residential units are permitted within the areas designated for residential uses. Miscellaneous uses such as churches are permitted under a conditional use permit. A list of permitted uses is found in Appendix B of this document.

Density

A maximum of 216 single family units may be developed on 43.2 acres of residentially designated land, at a gross density of 5.0 units to the acre. If cluster housing is pursued, it would permit preservation of significant amounts of the 43.2 acres for open space available for community uses such as walking, picnicking, and nature study.

Lots located along Arcade Creek are to be a minimum of 7,150 square feet per lot. A minimum of 25 lots shall be at least 7,150 square feet in size. Areas of housing not along Arcade Creek cannot exceed 7 units to the acre. The overall 43.2-acre area cannot exceed a gross density of 5 units per acre.

Design Character

The exterior materials used in the construction of residential projects would reflect the character of the surrounding environment. The sites would be heavily landscaped with native plant material reflecting the surrounding riparian environments.

Relationship to Other Areas

The residentially designated portion of the Stock Ranch site is located between existing housing developments to the east (Woodside) and west (Beazer Homes). The design of the single-family subdivision will need to be designed to accommodate future development of properties along Woodside Drive at such time as they wish to develop. Immediately to the southwest is located the City's Civic Center, Police Station, and Post Office. Areas to the south along the eastern end of Stock Ranch Road may contain additional multi family uses, commercial, or office.

Cluster Development

The Guide for Development allows, as an option, the development of much of the land south of Arcade Creek with a "cluster development," consisting of attached for-sale units. An example of the type of cluster development envisioned is the Crosswoods development located west of the Auburn Commerce District. This cluster option has been suggested to protect the site's oak trees and other natural resources and to maximize open space for the residents.

Density for a cluster development would not exceed 8 units per gross acre, or 346 units. In calculating the allowable density for cluster development, the park and preserve areas south of the creek would be included in the total acreage (43.2 acres) considered for determining density.

Inclusionary Housing

A portion of the Stock Ranch project site is located within the Redevelopment Agency Project Area of Citrus Heights. Within this area, 15% of residential units are required to be developed as affordable units. Of that total, 6% must be affordable to very low-income households and 9% must be affordable to low and moderate income households. To meet the City's requirement for affordable units, units may be provided off-site at a ratio of two units for every one unit required. The area within the City's Redevelopment Project Area is north of a westward extension of Woodside Drive (Please see Figure 4-3).

A plan to show how the project will comply with the inclusionary housing requirement shall be submitted to and approved by the City prior to approval of the residential development.

3. Sylvan Commerce District

Description

Two parcels of land are designated as the Sylvan Commerce District. These are located in the southern portion of the site, along Stock Ranch Road at its intersection with Sylvan Road, and contain 12 acres of land.

SECTION 4: DEVELOPMENT PLANS

Permitted Uses

Most uses allowed in the City's General Commercial Zoning category are allowed on these parcels. Permitted uses for this area are found in Appendix B.

Density

Office and retail uses would be permitted to develop a maximum of 120,000 square feet of retail or office uses. Multi-family housing would be permitted consistent with the General Commercial General Plan designation, which allows between 9 and 20 units per acre.

Design Character

Development within this zone is governed by standards and guidelines established for the Auburn Commerce District or for multi-family housing, depending on which use is chosen.

Relationship to Other Areas

The Sylvan Commercial District would provide retail and/or offices serving the surrounding neighborhoods and the nearby Civic Center, Police Service Center, and Post Office. Multi-family senior housing in this area would serve all of Citrus Heights.

B

Open Space

The Stock Ranch project has been designed to orient to and take advantage of the extensive network of open space, of which Arcade Creek is the most prominent and visible element. Figure 4-4 illustrates the proposed open space network.

The open space network proposed for Stock Ranch consists of approximately 32 acres of dedicated land, including floodplain and wetland preserve. Additional open space areas will include on-site detention facilities and open space that may be incorporated in residential subdivisions south of Arcade Creek. Additionally, a 4.5-acre neighborhood park will be located south of Arcade Creek.

Arcade Creek/San Juan Creek Floodplain

Approximately 27 acres of the plan area is within the Arcade Creek and San Juan Creek floodplains. In addition to their primary flood control purpose, these areas will be set aside for habitat preservation, education, and passive recreation uses such as pedestrian/bicycle trails. Trails shall be provided along both the north and south sides of the creek and will be connected to a pedestrian bridge that spans and allows access across the creek.

Wetland Preserve Areas

The Stock Ranch Plan Area contains 3.52 acres of jurisdictional area, including wetland areas. This area encompasses tributary drainages to the creeks and vernal pools.

Project grading will result in the impact of 1.06 acre of jurisdictional waters (onsite). The remaining 2.46 acres shall be preserved. Mitigation and monitoring of wetlands is required consistent with the project's permit form the U.S. Army Corps of Engineers.

These areas are subject to the jurisdiction of the U. S. Army Corps of Engineers and/or California Department of Fish and Game. Any modification requires a permit from these agencies, as well as from the California Regional Water Quality Control Board.

Three wetland preserve areas are planned within the Plan Area to preserve tributary drainages to Arcade Creek. The wetland preserve areas contain existing wetland features as well as a 50-foot buffer area (measured from top of bank of wetland feature) to protect the wetland. West of the Auburn Commerce District, a 5.0-acre wetland preserve (Wetland Preserve North) is planned to preserve a 0.2-acre tributary drainage, vernal pools, and native oak trees. The central and south wetland preserve areas (totaling 5.0 acres) preserve tributary drainage and native oak trees. A portion of the central wetland preserve is within the floodplain of Arcade Creek, and the South Wetland Preserve encompasses a tributary to Arcade Creek.

The drainage from a previous tributary through the center of the site will be culverted from Auburn Boulevard and flows will be directed in a new tributary drainage along the eastern border of the property. The eastern tributary (2.08 acres) will flow into a detention basin in the southeast corner of the site. The drainage will contain a mix of seasonal wetland species in higher areas and emergent marsh species in the low flow channel area.

The developer of the Stock Ranch is required to secure all necessary wetland permits for the entire 129 acres prior to development. A trained wetland biologist shall conduct surveys to identify and evaluate on-site wetlands both north and south of Arcade Creek. Any impacts to those wetlands shall be mitigated to ensure that there is no net loss of wetlands. Mitigation ratios will be negotiated with the responsible permitting agencies. Mitigation may be on-site or off-site, subject to the agreement of the permitting agencies. Off-site mitigation will occur at an agency-approved mitigation area or "bank." Mitigation credits will be purchased from an agency-approved mitigation "bank" or the applicant will purchase land at an off-site location and construct the compensation lands.

Neighborhood Park

A neighborhood park is planned to serve the residential neighborhoods within the Stock Ranch plan area as well as surrounding neighborhoods. The park is located immediately south of Arcade Creek and east of Stock Ranch Road within the proposed residential area. The size of the park will be a minimum of 4.5 acres.

As illustrated in Figure 4-4, the park is sited to take advantage of its frontage with Arcade Creek. Use of the wooded floodplain enhances recreational opportunities and allows linkages to a trail system and other passive recreational activities within the creek parkway. A significant stand of oak trees exists along the park's eastern boundary.

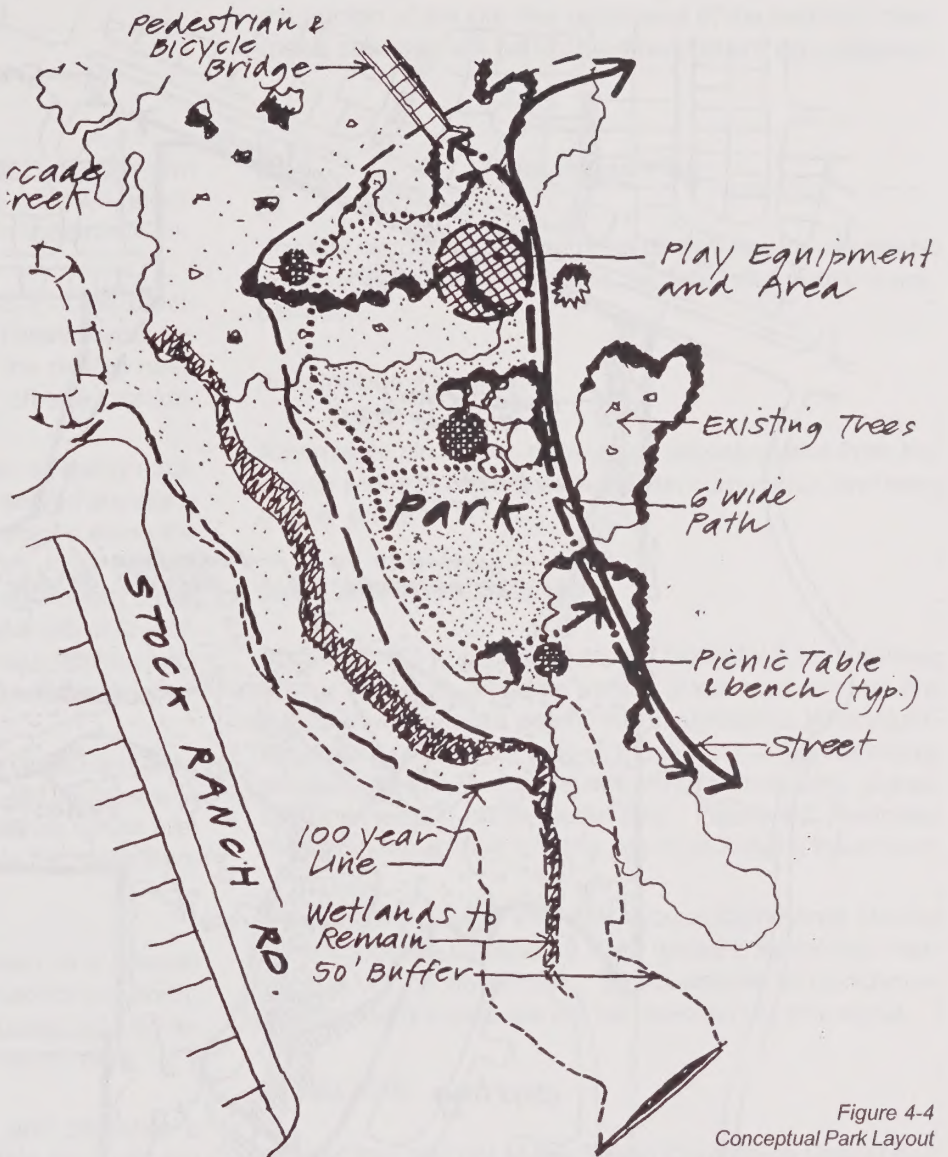


Figure 4-4
Conceptual Park Layout

The park will contain passive recreational uses, such as trails, a childrens' play area and/or a tot lot, and a covered picnic area (Figure 4-5). The park will be owned and maintained by the Sunrise Recreation and Park District.

SECTION 4: DEVELOPMENT PLANS

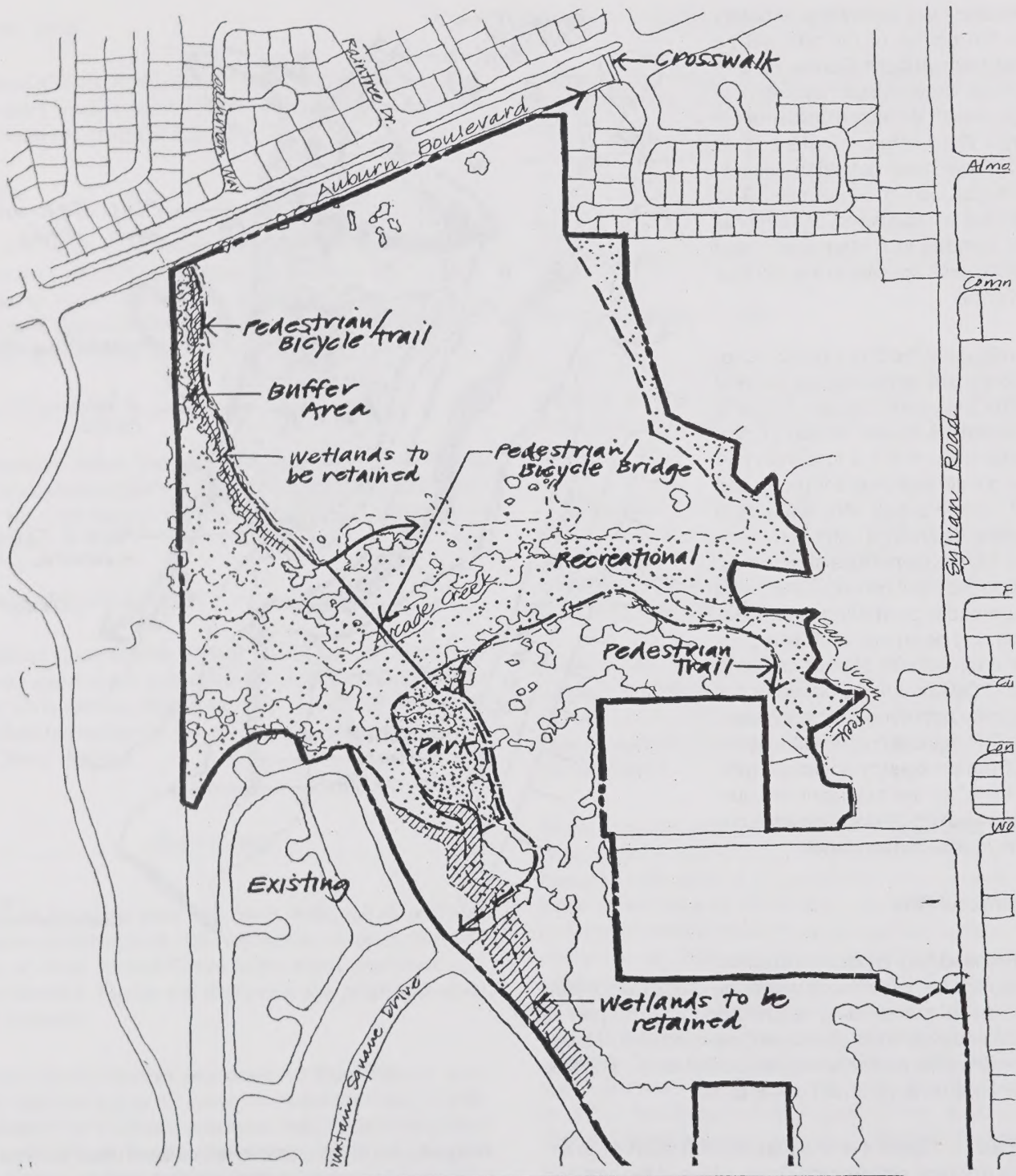


Figure 4-5
Open Space Plan

C

Resource Management

Relationship to Other Areas

It is the intention of the project to have public agencies own the public open space facilities including the park, storm water detention basins, trails, and the open space network.

The site's resources include stands of oaks, tributary drainages, riparian areas, and vernal pools. These resources have either been preserved as parts of the overall open space network or will be mitigated at an off-site location.

Stock Ranch has been designed to retain as many natural resources as possible. The areas preserved are along Arcade Creek, a northern open space preserve along the western edge of the property, stretching from Arcade Creek north to Auburn Boulevard, a diverted tributary along the east side of the property, the park area south of Arcade Creek, and a tributary drainage/wetland that stretches from the lower part of Stock Ranch Road to Arcade Creek.

The northern open space preserve consists of stands of oaks surrounding a proposed detention basin. On the east side of the oaks preserve, a natural drainage swale will be preserved. A 50-foot buffer zone will separate the swale from future development.

Arcade Creek and its floodplain will remain as a riparian area except for a detention basin proposed for the northern side of the creek. The detention basin will be designed to complement the surrounding natural area.

The park is adjacent to Arcade Creek and straddles a tributary drainage of Arcade Creek. Within the park, the tributary drainage will have a 50 foot buffer to preserve its natural quality and to protect it from park development. The southern limit of the park is north of the proposed alignment of Fountain Square Drive, east of Stock Ranch Road. The park and the tributary drainage is part of the southern open space preserve.

The southern preserve parallels Stock Ranch Road and incorporates a portion of the tributary drainage flowing into Arcade Creek. A 50 foot buffer also protects the portion of the tributary drainage.

Vernal pools, wetlands, and tributary drainages in the northern portion of the site that occur east of the northern open space preserve will be lost to development and mitigated

D

Circulation Plan

The site circulation plan consists of the following elements: automobile, truck, pedestrian, bicycle, and public transportation.

Automobile Circulation

Automobile circulation consists of access to and from the site as well as internal access within commercial and residential areas.

Auburn Boulevard Access

Access to the Auburn Commerce District will be via three access points to disperse traffic. From east to west are the following access points: an unsignalized left-in/right-in/right out on the east side of the project; a right-turn-only driveway in the central section; and a three-way, signalized intersection on the west side. Figure 4-6 illustrates the proposed entries into the site from Auburn Boulevard.

The primary access into the Auburn Commerce District will be opposite Coachman Way, where a signalized intersection will be developed. Direct access to Coachman Way or the frontage will not be provided via this signal.

Sylvan Road

Access into and out of the Sylvan Commerce District parcels fronting Sylvan Road will be via right in and right out turn movements only. Sylvan Road will be striped to prevent left-hand turns in and out of those parcels.

The access into Stock Ranch from the south is from Sylvan Avenue onto Stock Ranch Road. Proposed street improvements also include the extension of Fountain Square Drive to Stock Ranch Road, which will be constructed separately from this project.

SECTION 4: DEVELOPMENT PLANS

Internal Circulation

Auburn Commerce District

The internal vehicular circulation will be routed along parallel drives, south from Auburn Boulevard. The primary internal road will enter the site opposite Coachman Way, at the signal. Cross access and parking agreements are required for the entire center.

Residential

The residential area south of Arcade Creek is served by Stock Ranch Road. Stock Ranch Road terminates at Arcade Creek and does not provide vehicular access across

Arcade Creek. Local neighborhood streets connected to Stock Ranch Road will serve the neighborhood.

Residential uses abut the Stock Ranch property. While no vehicle connections are currently allowed to adjoining residential areas, the potential exists for a future connection to Woodside Drive properties if both communities favor the connection.

Truck Access

Truck service to the Auburn Commerce District will be via entries at the east and west sides of the site. There will be a service drive located at the back of the major users, adjacent to the Arcade Creek floodplain. This service drive and the side entries creates a loop for trucks.

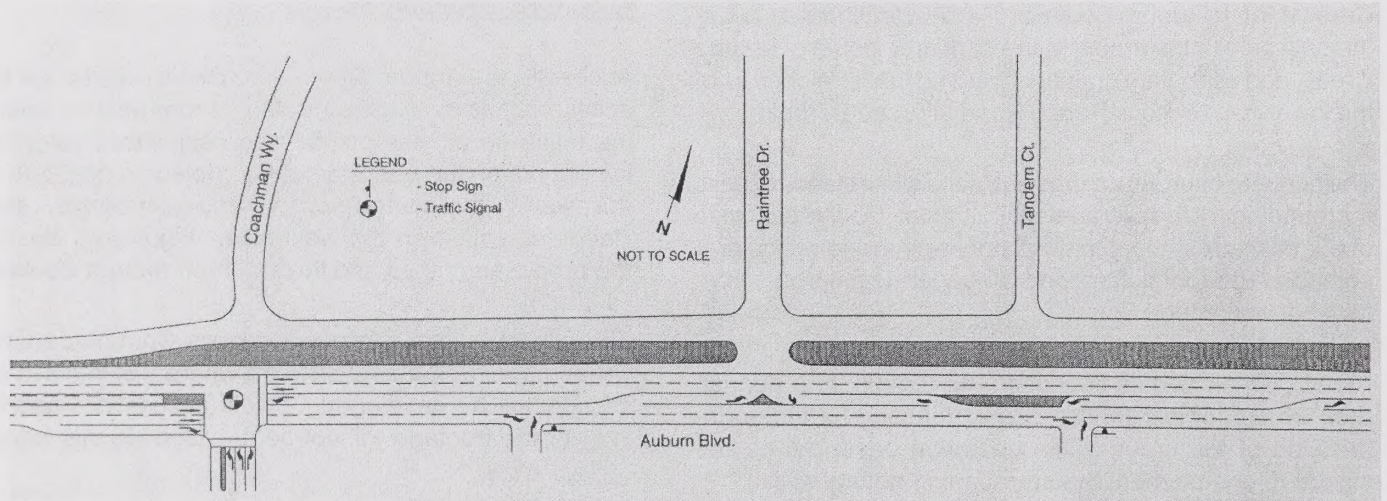


Figure 4-6
Recommended Improvements on Auburn Boulevard

SECTION 4: DEVELOPMENT PLANS

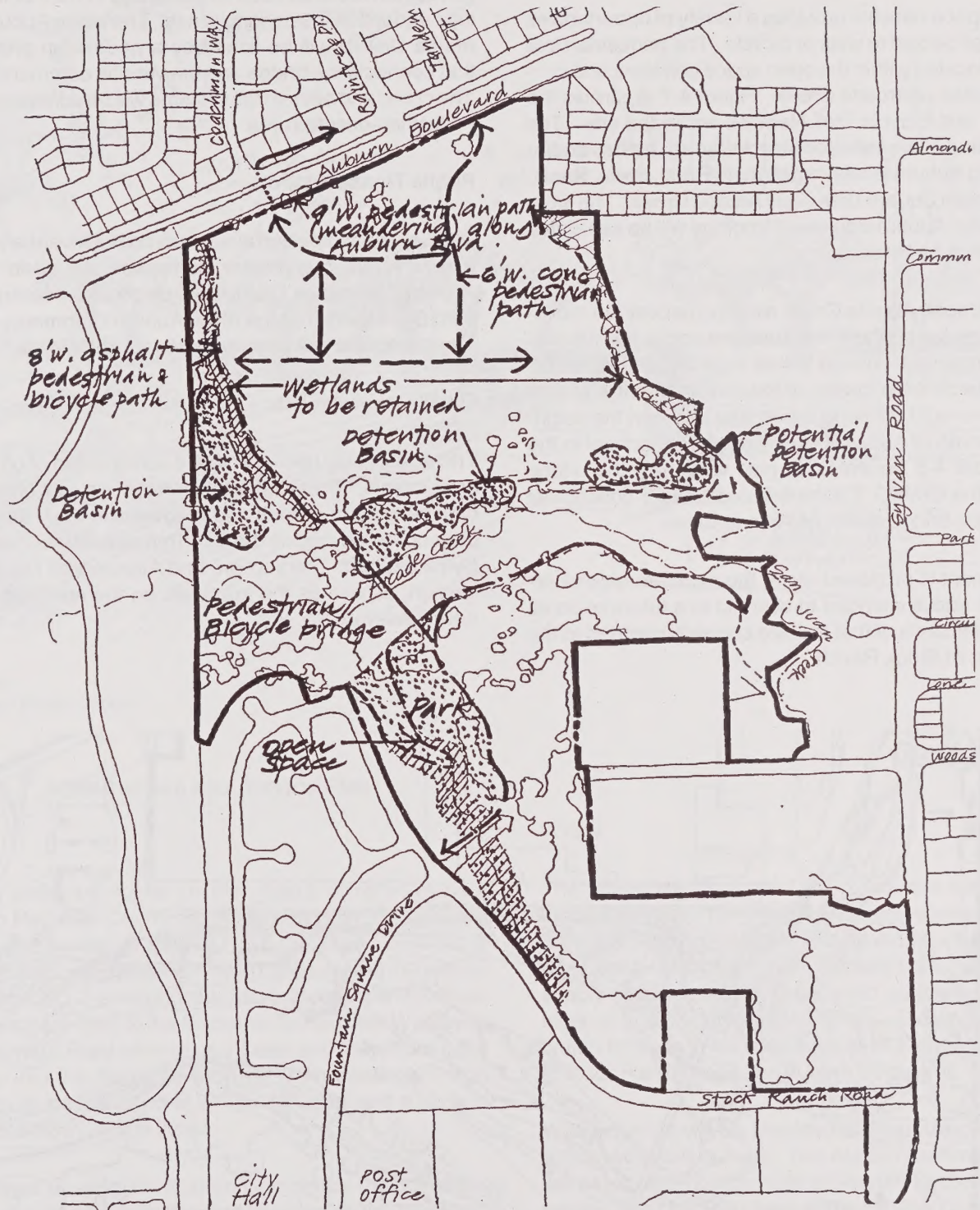


Figure 4-7
Pedestrian and Bicycle Network

SECTION 4: DEVELOPMENT PLANS

Pedestrian Bicycle Trail Network

The open space network provides a variety of opportunities to encourage people to walk or bicycle. The pedestrian trail network is located within the open space corridors and connect both sides of Arcade Creek. Figure 4-7 illustrates the Pedestrian and Bicycle Trail Network within the site. The City's General Plan calls for bicycle lanes, paths, and/or routes along Auburn Boulevard, Sylvan Road, Stock Ranch Road, Fountain Square Drive, and Arcade Creek. The sidewalk along the Auburn Boulevard frontage will be separated from the street by landscaping.

A bridge will span Arcade Creek allowing pedestrian movement between the northern and southern portions of the site. This is an important linkage in that it contributes to the livability and pedestrian quality of the development and also improves the route school children take between the neighborhoods south of Auburn Boulevard and the school to the north. Figure 4-8 illustrates, in plan view, how the bridge may span the Creek. Figure 4-9 illustrates a conceptual drawing of the bridge spanning Arcade Creek.

A trail segment is proposed along the southern side of Arcade Creek and is intended to connect to a future regional trail. No extensions of that trail are currently planned to the east or west of Stock Ranch.

The Auburn Commerce District will be designed to include pedestrian features such as sidewalks in front of the buildings and within the parking areas. The entire Auburn Commerce District will be linked by a pedestrian promenade that connects the bridge and the various commercial uses. The creek and nature trail systems will be connected to this pedestrian-oriented area.

Public Transportation

Bus service is provided along Auburn Boulevard and Sylvan Road. A new bus shelter, compatibly designed with the Auburn Commerce District, will be provided along the Auburn Boulevard frontage of the Auburn Commerce District. The bus shelter will be provided by the developer.

Off-Site Improvements

The project may necessitate the construction of off-site improvements. These off-site improvements involve modifications to intersections and roadways in the vicinity of the project. Areas include the San Tomas/Auburn intersection, Sylvan/Auburn Intersection, and Auburn/Van Maren intersection, as well as the frontages on the north side of Auburn Boulevard.

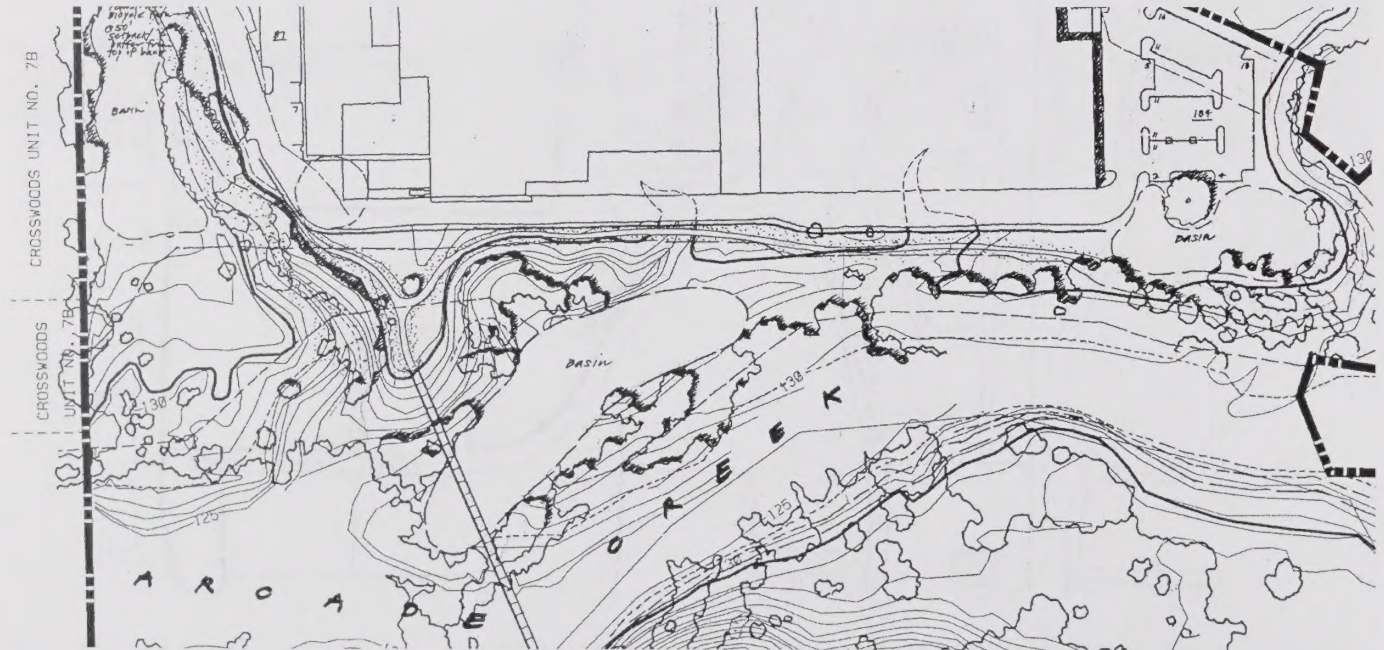


Figure 4-8
Creek Area Plan

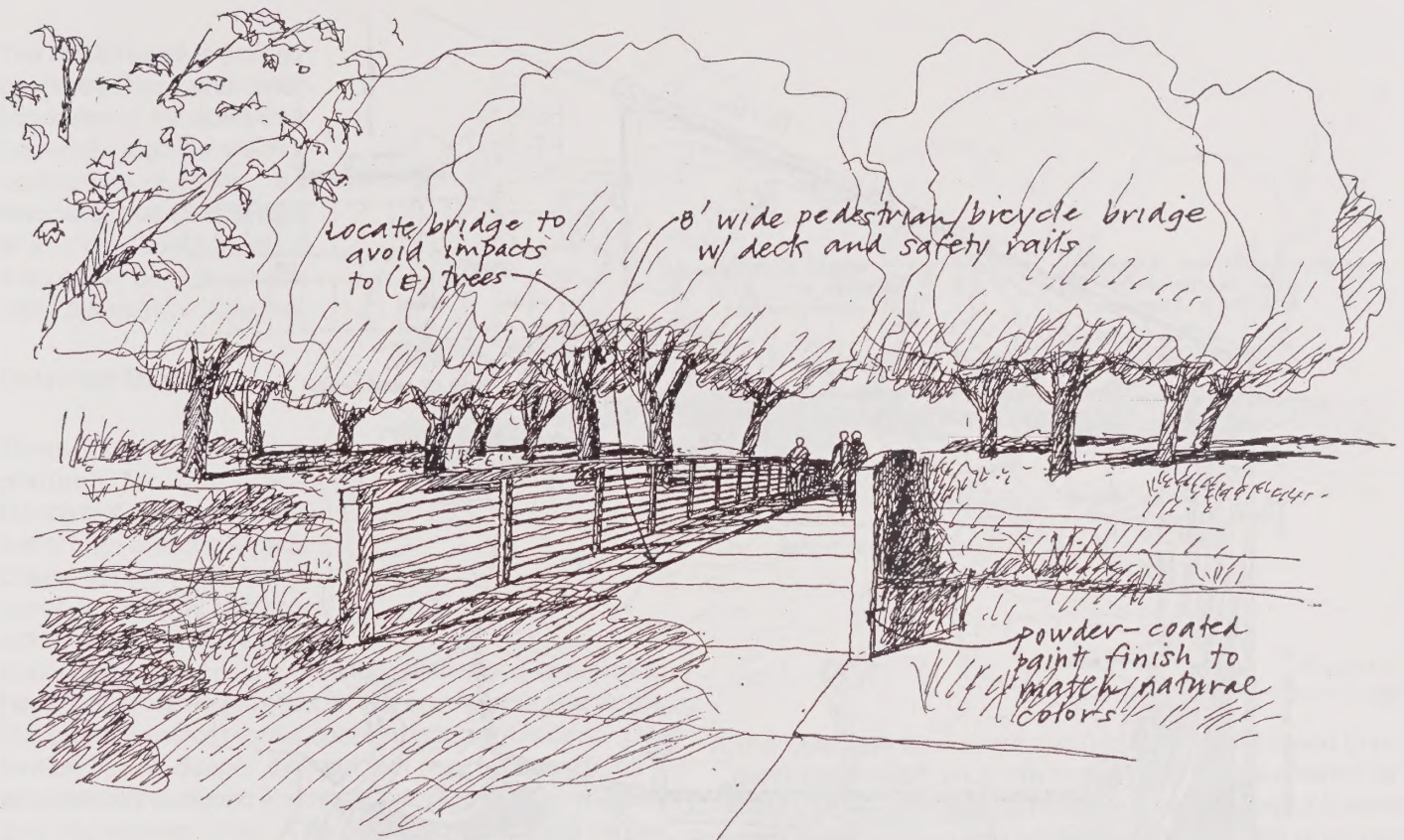


Figure 4-9
Conceptual Bridge Design

E Infrastructure and Service Plan

Sewer

Sanitary sewer service for the Plan Area is provided by Sacramento Regional County Sanitation District (SRCSD) and the County Sanitation District No. 1 (CSD-1). SRCSD is responsible for interceptor collection and treatment of wastewater and CSD-1 is responsible for local collection facilities. Sewage is conveyed to the Sacramento Regional Wastewater Treatment Plant where it is treated and the effluent discharged into the Sacramento River. An existing 27-inch trunk sewer is located north of Arcade Creek and a 10-inch line is located in Sylvan Road.

Sewer lines to serve the Auburn Commerce District will tie into the existing 27-inch line and uses south the creek will tie into the 10-inch line on Sylvan Road.

Water

The Citrus Heights Water District provides water services to the Plan Area. The District has water connections available on Sylvan Road, Auburn Boulevard, Stock Ranch Road and Fountain Square Drive. Surface water is the primary supply source although the District maintains wells as a back-up source during peak periods. Existing water distribution facilities in the area consist of 12-inch water mains in Stock Ranch Road and Auburn Boulevard.

Water service will be provided to Plan Area by tying into these two existing lines. The Auburn Commerce District will tie into the 12-inch main on Auburn Boulevard and the remainder of the Plan Area will tie into the 12-inch main on Stock Ranch Road. A looped water system will be required.

SECTION 4: DEVELOPMENT PLANS

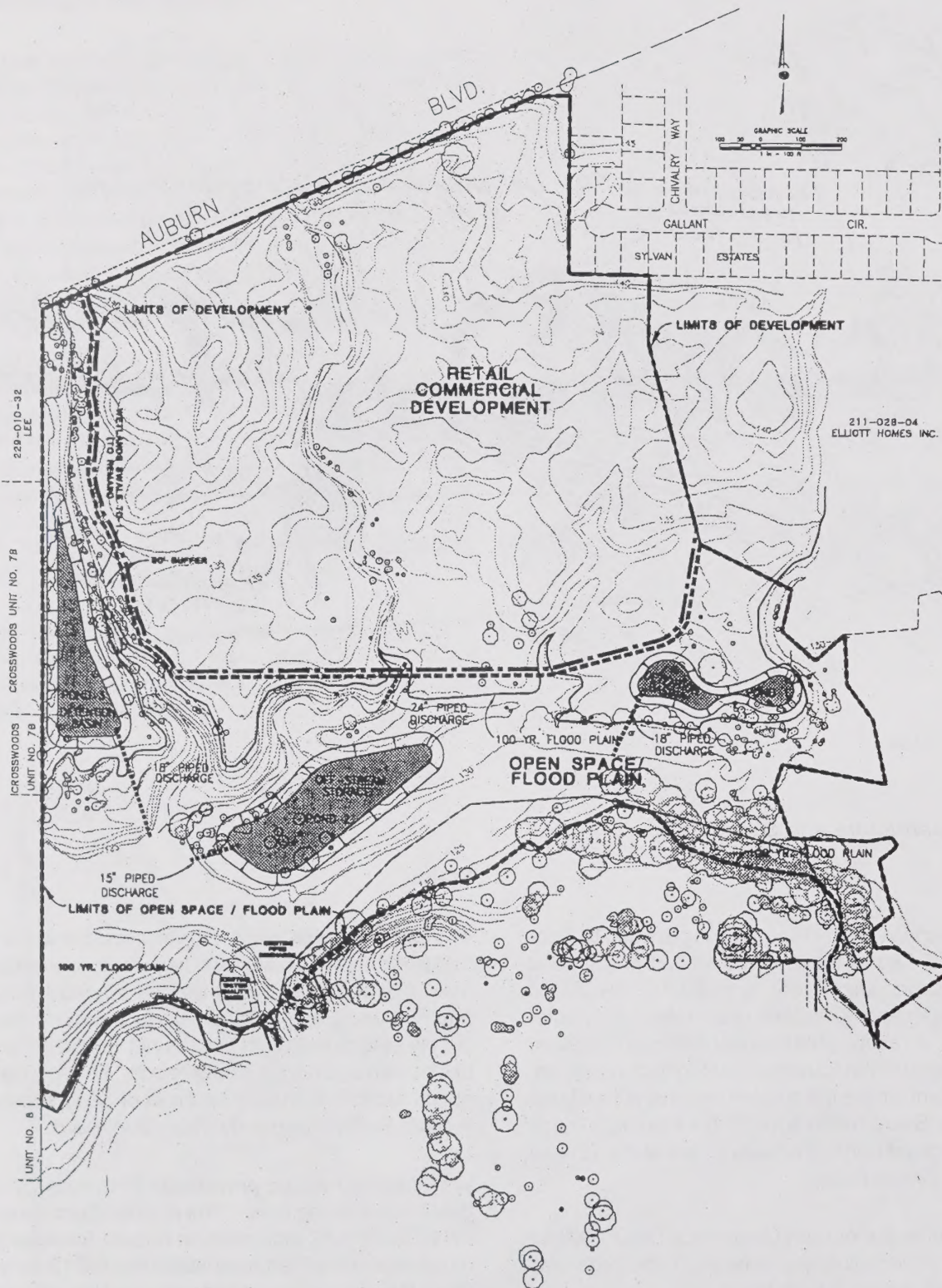


Figure 4-10
Schematic Detention Basin Locations

Drainage

The Stock Ranch is drained by Arcade Creek and minor tributaries of the creek that branch through the site in a north-south direction. As discussed earlier, drainage is a critical component of this project because of existing downstream flooding.

Detention Basins

Three detention basins are planned for the Stock Ranch that will detain storm water from entering Arcade Creek during peak storm water runoff flows and provide stormwater protection during flood events. The detention basins are designed to have a maximum depth of six (6) feet and variable side slopes that permit passive recreational use when not flooded. Detention basins deeper than six feet may be considered if aesthetically designed and retain side slopes to permit passive recreational uses. The detention basins will be designed to be aesthetically pleasing and to function for passive recreational purposes. The design will not require fencing.

One basin, located on the western edge of Stock Ranch just north of Arcade Creek, receives water from the development then drains into the Creek. The second basin, located within the Arcade Creek floodplain, receives water from the Creek. Both basins will retain approximately eight acre feet of water each. The third basin is located southeast of the commercial center and receives water from the diverted tributary along the east side of the Auburn Commerce District.

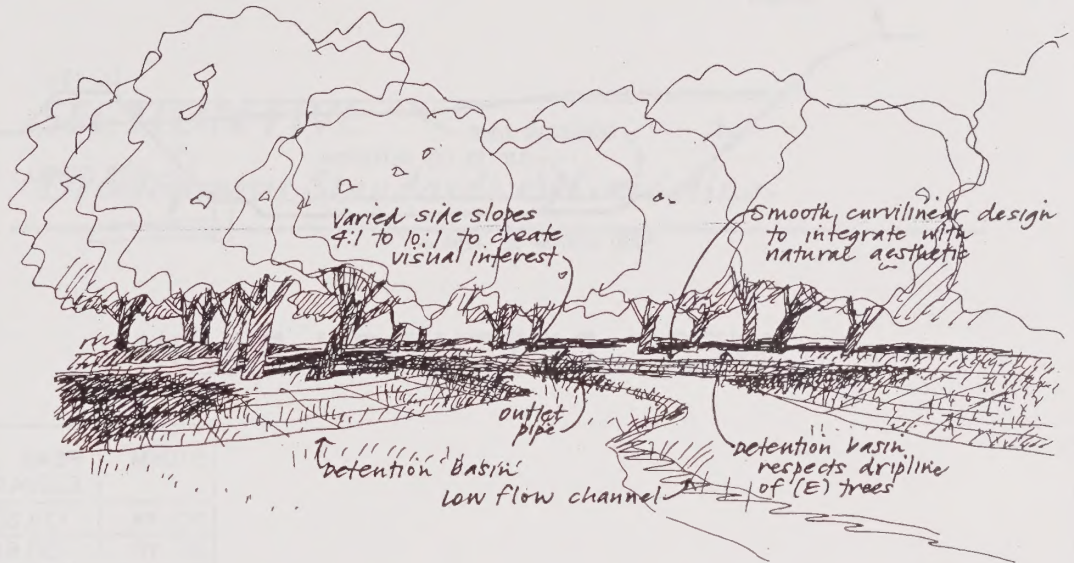


Figure 4-11
Conceptual Detention Basin Design

The detention basins are planned to hold water and to remove sediment from storm water runoff before entering Arcade Creek. The basins measure approximately 2.5 acres each at the surface and have a maximum depth of six feet for total storm water storage of approximately 20 acre-feet. The detention basin outlets will be constructed to retain up to one foot of water to promote wetland growth. The locations of the detention basins are shown on Figure 4-10. Figure 4-11 represents a conceptual sketch for a detention basin. Figure 4-12 illustrates proposed cross-sections of the proposed detention basins.

F Public Services and Utility Providers

Public services and utility service providers for the Plan Area are listed as follows:

Fire: Sacramento Metro Fire District

Police: City of Citrus Heights

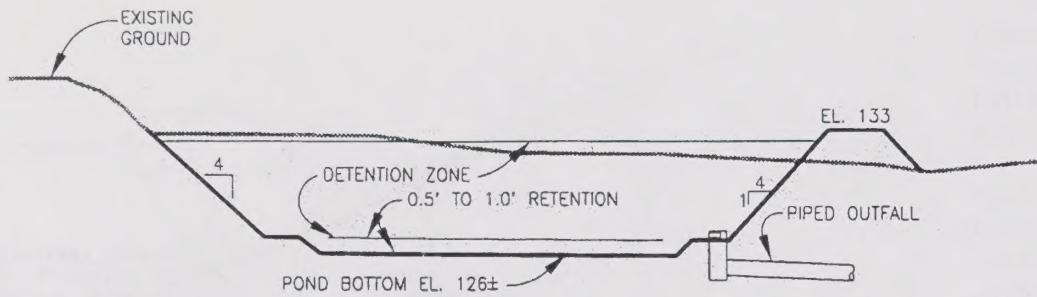
Electricity: Sacramento Municipal Utility District

Gas: Pacific Gas & Electric

Telephone: Roseville Telephone Company

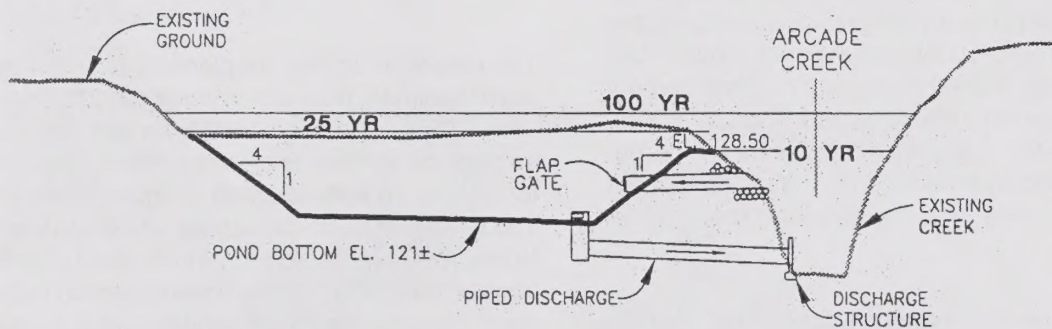
Solid Waste: City of Citrus Heights

SECTION 4: DEVELOPMENT PLANS

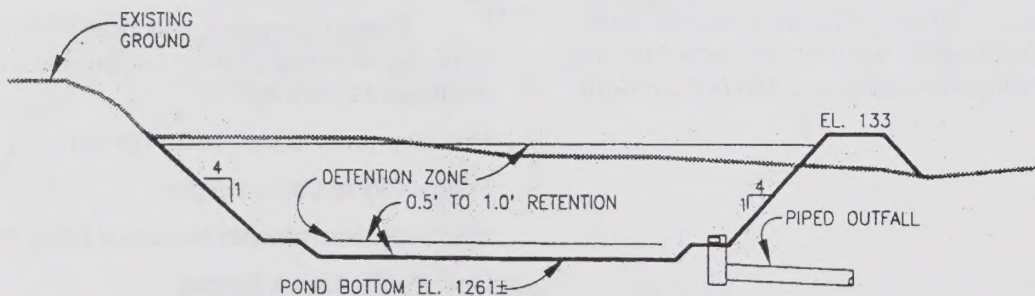


WEST DETENTION BASIN

STORM	PEAK ELEVATION
10-YR.	129.89
25 YR.	130.64
100 YR.	131.91

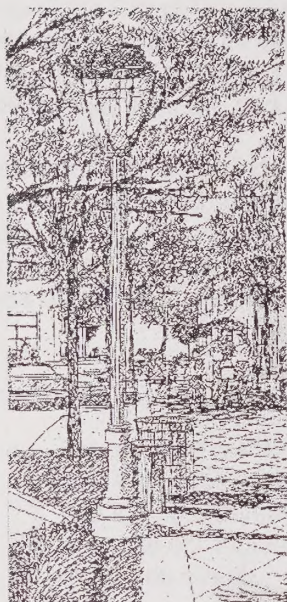


OFF-STREAM STORAGE



EAST DETENTION BASIN

Figure 4-12
Conceptual Detention Basin Cross Sections



SECTION FIVE

Development Standards & Guidelines

Development standards represent specific criteria, which will be used in the siting, design, and construction of development. As a baseline, development of Stock Ranch must adhere to all applicable zoning and code requirements of the City of Citrus Heights unless otherwise regulated by the Guide. The applicable codes are contained in the City's Municipal and Improvement Codes and include zoning, signage, and public improvements.

These additional standards and guidelines are defined to reflect unique site characteristics and development and design objectives, as previously presented in this document. The following shall be used if conflicting statements are found in any existing code or policy document.

A

Site Planning

- The planning of the development shall locate buildings and public spaces to enhance and incorporate the natural features of the site, including oak trees, select tributaries and wetlands, and views of Arcade Creek.
- For all commercial, office, and multi-family projects, outdoor activity spaces for passive recreation should be provided in close proximity to pedestrian walkways.
- The project shall be designed to integrate the west tributary and its associated trees as part of the dedicated open space network.
- Pad buildings shall be located along major and minor pedestrian walks to encourage pedestrian connectivity within the site.
- Pad buildings shall be arranged so that there are pedestrian connections and pedestrian-scale features among buildings such as landscape planters, pedestrian walkways and seating areas.
- Walkways in front of buildings shall be widened to emphasize pedestrian circulation.
- Courtyards, atriums, and outdoor gathering and eating areas shall be located between buildings and in visible areas.
- Outlying pad buildings may be sized for multiple

tenants and shall be located to provide viewsheds into interior buildings and to maximize visibility of pad buildings from Auburn Boulevard.

- Common recreation facilities, such as the neighborhood park and pedestrian paths, and trails shall be incorporated on the south side of Arcade Creek.

In addition to the site planning development standards listed above, the site planning standards below are applicable to the Auburn Commerce District. The conceptual development plan for the Auburn Commerce District is shown in Figure 4-1. The detailed site plan for the entire Auburn Commerce District will be reviewed by the Planning Commission and approved by City Council at such time as the first Development Plan Review application for a building within the District is received.

- A maximum of two large format retailers are allowed on the site. These two stores are planned to locate on the southern part of the Auburn Commerce District, just north of the creek. As a means of creating interesting building patterns, interrupting building masses and allowing views of the creek, there shall be an opening of at least seventy-five (75) feet separating the two large stores. A plaza shall be built between the two stores. This plaza must be a pedestrian area with seating, paving, shade trees or structures, and other pedestrian amenities. The minimum size of this plaza shall be 1,800 square feet. Some type of a focal feature, such as a fountain or sculpture, should be located in this plaza. Architectural treatments and pedestrian improvements shall be designed to draw attention to this area. Landscaping and enhanced architectural treatments shall be employed to soften the appearance of the adjoining building walls. The southern end of the plaza shall allow for views into the creek and natural areas. A meandering landscaped sidewalk shall lead from the plaza to the trail along the north side of the creek. The plaza area shall not be used to display merchandise.

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

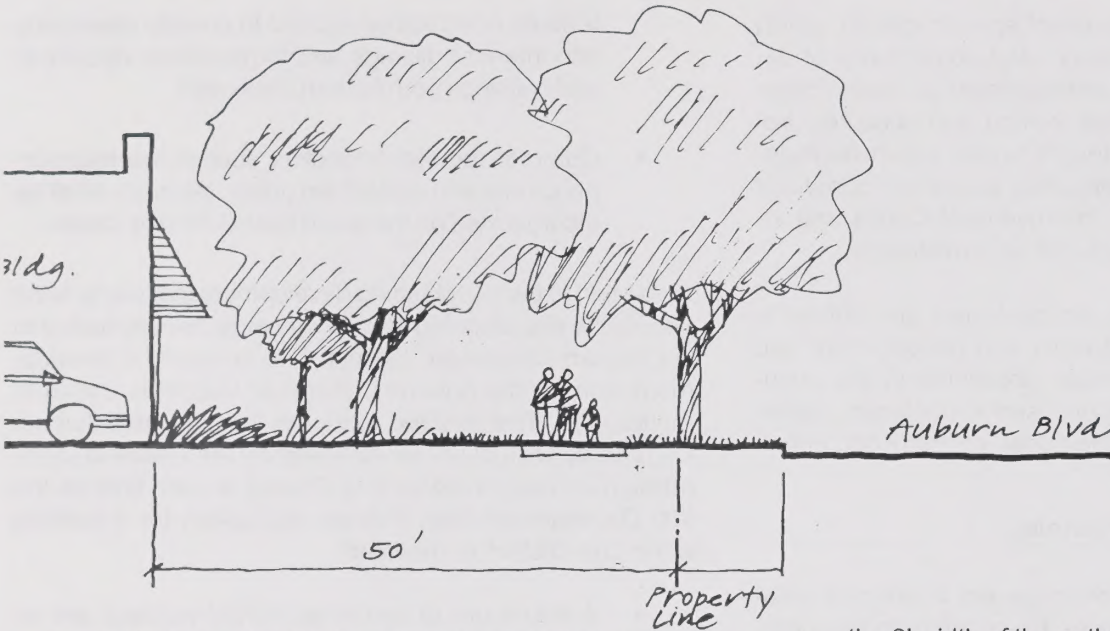


Figure 5-1
Conceptual Auburn
Boulevard Section

- Retail pads along Auburn Boulevard shall be permitted. The exact number, location, and configuration of such pads shall be determined by the Approving Authority during the Development Plan Review Process.
- With the exception of the two large format retailers, the remaining commercial buildings shall be designed to create pedestrian plazas and gathering spaces. Plaza design should emphasize the active nature of these spaces and incorporate some combination of accent materials, site furniture, shade structures, accent lighting, interesting colors, textures and forms, and art, graphics or other focal elements (See Figure 5-12). Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply "left over" spaces. Strong pedestrian connectivity shall be provided between the retail buildings.
- A pedestrian promenade shall be designed to link the large format retailers, the plaza between the two large retailers, and the other development. This promenade shall include a pathway at least 6' in width. This pathway should be a focal point and should include enhanced paving, trellises, site furniture, landscaping, etc. To direct pedestrians to the plaza, the developer can choose to have the promenade be incorporated into the walkway in front of the large-format retailers. If this design is chosen,

the 6' width of the pathway shall be completely unobstructed. The design of the promenade, including paving treatments, site furniture, etc. shall be continuous throughout its length, including in front of the stores.

B

Building/Paving/Landscape Setbacks

Commercial Districts

Auburn Boulevard

- There shall be a building setback of at least fifty feet (50') measured from the edge of the curb back to the building.
- The landscaping strip along Auburn Boulevard will be 50' from the edge of the curb and will include a 9-foot wide path (see Figures 5-1 and 5-2).

Sylvan Road and Stock Ranch Road

- There shall be a building setback of at least twenty feet (20') between any structure and the right-of-way line (see Figures 5-3 and 5-4).
- The landscape strip along Sylvan Road and Stock Ranch Road shall be at least 20 feet. Along Sylvan Road, a 6' sidewalk shall be located between the road and the landscape strip. Along Stock Ranch Road, the 6' sidewalk shall be detached and may be located within the landscape strip.

Adjacent to Residential

Major Tenants (over 65,000SF)

- There shall be a building setback of at least one hundred feet (100') between any structure and the property line of any residentially zoned property.
- There shall be a paving setback of at least twenty feet (20') between any paving and the property line of any residentially zoned property.
- A minimum twenty-foot (20') landscape strip is required adjacent to residentially zoned property. The east side drainage tributary may be included in the twenty-foot (20') landscape strip provided sufficient room is available for screening trees.

Shops, Pads, Specialty (under 30,000 SF) and Minors (over 30,000 SF and under 65,000SF):

- There shall be a building setback of at least seventy-five feet (75') between any structure and any residential property line.
- There shall be a paving setback of at least twenty feet (20') between any paving and any residential property line.
- A minimum twenty-foot (20') landscape strip is required adjacent to residentially zoned property. The east side drainage tributary may be included in the twenty-foot (20') landscape strip provided sufficient room is available for screening trees.

West side tributary on north side of Arcade Creek

- There shall be a building setback of at least seventy-five feet (75') between any structure and the boundary of the wetland preserve. This setback may be reduced to forty feet (40') for that portion of the site adjoining the Crosswoods RV storage lot.
- A landscape strip is required from the edge of the eastern boundary of the wetland preserve. The setback must average twenty feet (20') in width and be no less than ten feet (10') in width at any point.

Arcade Creek and San Juan Creek

- There shall be a building setback of at least sixty feet (60') between any building and the edge of the floodplain (see Figure 5-5).
- A minimum twenty-five-foot (25') landscape strip shall be located from the northern edge of the floodplain.

Loading Dock

- There shall be a building setback of at least one hundred feet (100') between any loading dock and any residential property line. Completely enclosed loading docks may be located closer than 100 feet provided noise mitigation measures are provided.

Trash & Recycling Enclosures

- Enclosures shall be located at least fifty feet (50') from any public street or any residential property line.

Residential Districts

Multi-Family and Cluster Residential

- Multi-family and cluster housing must comply with

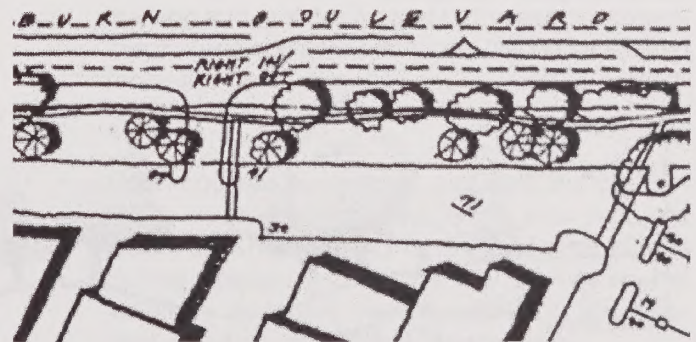


Figure 5-2
Conceptual Auburn Boulevard Frontage

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

City of Citrus Heights setback and yard standards as set forth in the City's Zoning Ordinance.

- When adjacent to single-family housing, side and rear setbacks shall allow for a sufficient planter area adjacent to the property line to buffer impacts and screen undesirable views.

Single-Family Residential

- There shall be a landscape strip along Stock Ranch Road of at least 15 feet. Along Stock Ranch Road, a 6' detached sidewalk may be located within the landscape strip.
- Single-family housing must comply with City of Citrus Heights setback and yard standard standards as set forth in Appendix C.

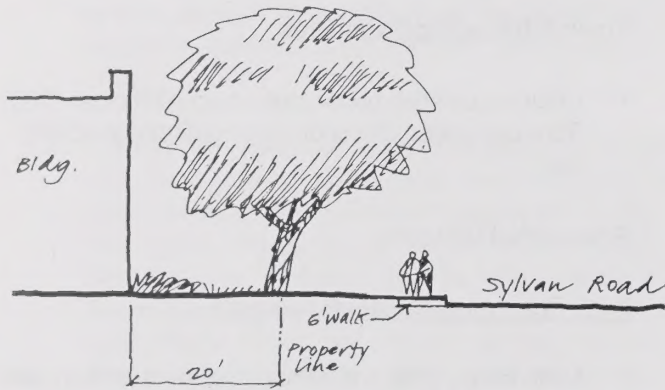


Figure 5-3
Conceptual Sylvan Road Section

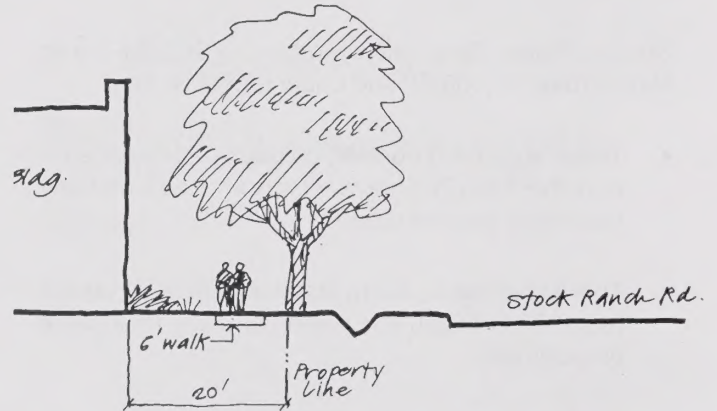


Figure 5-4
Conceptual Stock Ranch Road Section (Commercial)

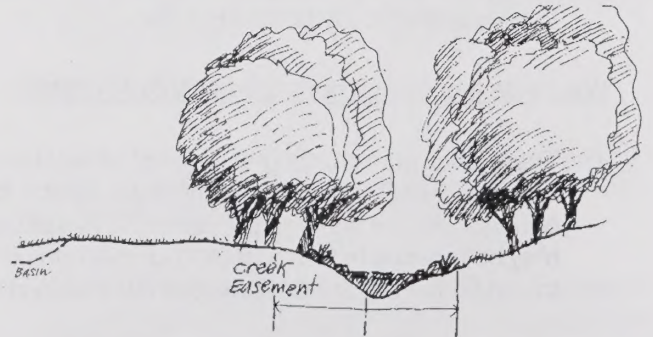
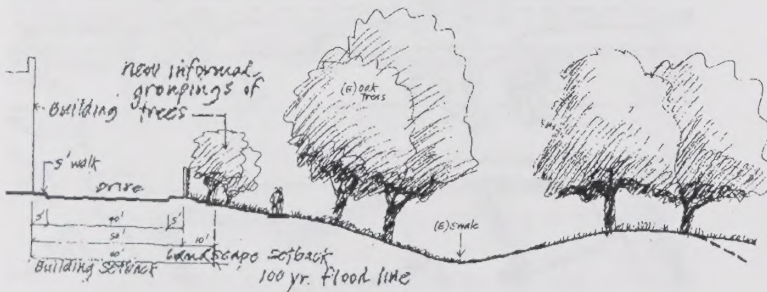


Figure 5-5
Auburn Creek Section

D
Site Grading
General

- Grading plans shall be sensitive to natural drainage patterns associated with native oaks and grading shall be designed to avoid oak trees, as feasible.
- Building sites shall be designated to conform to the existing natural topography and minimize earthwork and grading as much as possible, while still providing required handicap access to building entries.
- The transition at the top and toe of a manufactured slope shall be rounded. Abrupt, "squared-off" transitions are prohibited.
- Retaining walls over six feet (6') are discouraged. (This does not apply to retaining walls also serving as noise walls.)

E
Architecture

The purpose of the architectural design standards and guidelines is to provide an orderly and aesthetically pleasing development of high-quality architecture. Buildings are encouraged to be designed to incorporate the concepts of conservation, sensitivity to the environment, and regional vernacular through the design of a unique architectural character that defines a symbiotic relationship between the users, the architecture, and the natural environment. All buildings, therefore, should conform to the following set of requirements. Figure 5-12 contains illustrative examples of design character.

General

- Buildings should be designed to conform to their surroundings with respect to height and scale.
- All elevations of a building shall be given architectural treatment and contain elements drawn from those used in the primary frontages.

- Buildings in the Auburn Commerce District shall be designed as a center with a unifying design theme. The theme shall create a harmonious image through the use of consistent building styles, forms, colors, materials, and rooflines. Special emphasis shall be given to architectural elements, artwork, site furnishings, and special hardscape design.
- Development within the Auburn Commerce District must include unique and enhanced architectural treatments, such as the use of towers, fountains, trellises, lighting and decorative/artistic poles, or other items. Such unique and enhanced treatments shall be used as a unifying theme throughout the District.
- Main building entries shall be emphasized through the use of design, including materials, color, texture, and scale.
- Buildings shall have pedestrian scale, including but not limited to windows, awnings, trellises, planters, and material changes.
- Roof lines, wall planes, and wall heights shall be varied.
- Buildings shall be visually broken up by changing building volumes, articulating walls, varying heights, and using ornamentation.
- Screening for equipment shall be integrated into the building and roof design and by the use of compatible materials, colors and forms. Wood lattice and fence-like coverings shall not be used as screening materials.
- Roof-mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and dishes shall be set back from the roof edge, placed behind a parapet wall, or in a wall, so they are not visible to motorists or pedestrians on the adjacent streets or within open space areas.
- The design should encourage the innovative use of high-quality materials, such as brick, stone, tile, etc.



SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

- A variety of facades, finishes, and patterns should be encouraged.
- Texture and color should be used to create visual interest.
- Retaining walls shall not be constructed of wood but of permanent materials, i.e., concrete, brick, masonry.

Retail/Commercial Buildings

- All commercial, office, or multi-family structures shall conform to these standards in the guidelines and appropriate City codes and standards not addressed in the "Guide."
- Blank walls shall be prohibited.
- Color shall be used to unify the project through the use of a monochromatic or neutral color palette for the body of the buildings and rich accent colors at key locations.
- Block walls shall use integrally colored masonry units. No painted block walls shall be permitted.
- Building trim may be painted.
- The ground floor level of street-facing façade(s) of all commercial or office uses shall be at least 60 percent transparent to the street by use of glass windows and doors. This does not apply to buildings not directly facing the street.
- Ground-floor windows shall not be tinted.
- Pedestrian ways adjacent to storefronts, in any one phase, should be encouraged to be converted with permanent building elements or awnings.
- Large, "box-like" structures shall incorporate the following design techniques to reduce the appearance of their large scale and bulk:
 - Vary the planes of the exterior walls in depth and/or direction.

- Vary the height of the building so that it appears to be divided into distinct massing elements.
 - Articulate the different parts of a building's façade by use of color, arrangement of façade elements, or a change in materials.
 - Avoid blank walls at ground floor level. Utilize windows, trellises, wall articulation, arcades, change in materials, landscaping or other features to less the impact of an otherwise bulky building.
 - The rear and side elevations should incorporate some of the architectural features of the main façade.
- External ladders on the exteriors of buildings shall be screened from view.

Multi-family and Cluster Residential

- All multi-family housing must conform to existing City ordinances for requirements not addressed in the "Guide."
- Accessible units shall be available for tenants.
- In order to preclude large, out of scale residential structures, projects with large numbers of units shall be divided into multiple smaller buildings.
- Residential units shall have modulated exterior walls. Balconies, setbacks, and projections shall interrupt long sections of wall.
- Building colors shall be compatible with the surrounding neighborhood.
- Mechanical equipment shall be screened from view.
- Accessory structures shall be complimentary and harmonious with the architecture of the primary building.



SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

- Project entries shall be designed to be noticeable from the street.
- Separations and changes in height of roof planes shall be used to visually separate units.
- End units shall have articulations, such as doors and windows, opening onto the sidewalk.
- Carports and garages shall be designed to be compatible and harmonious with the primary structures.
- Passive recreational uses such as gardens, shaded sitting areas, etc. shall be provided.
- Active recreation such as pools, tot lots, etc. shall be provided.
- Roof decks should be designed to minimize impacts on adjacent single family housing (if applicable).
- Common areas should be at least 400 square feet in size to be usable, with a minimum of 20 feet in any direction.
- Residential design shall complement surrounding development, but shall not mimic or imitate adjacent residential designs.
- Units shall consist of a variety of styles of roofs and materials.
- Each phase shall be designed to function independently, without reliance on subsequent phases.
- Lots along the creek should face the creek on a single loaded street with the creek side of the street open to the creek.
- Lots shall complement the existing topography.
- The use of a variety and combination of building materials is encouraged. However, the exterior should have a clean, uncluttered look.
- Garages are encouraged to be detached and located at the rear of the lot.
- Driveways of adjoining houses should be grouped together to form a wide open expanse on the other side of each lot.
- Residential design shall compliment surrounding development, but shall not mimic or imitate adjacent residential designs.
- Colors should be compatible with surrounding buildings.
- Front porches are encouraged.
- Residential units shall avoid long, blank walls.

Single-Family Residential

- Design of lots adjacent to open space shall allow views of the open space corridor.
- Internal neighborhood streets shall be designed to allow convenient access to schools, parks, and open space corridors.

F

Landscape

General

The landscape standards and guidelines recognize that landscape is of great importance to the establishment of the design and character for Stock Ranch. The standards and guidelines are intended to promote the establishment of compatible and continuous landscape development to enhance and unify the development. The standards and guidelines are intended to provide for a neat and well-maintained appearance in areas not covered by buildings or parking, to enhance the existing site character, to minimize the adverse visual and environmental impacts of large, paved areas, and to promote the conservation of water.

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

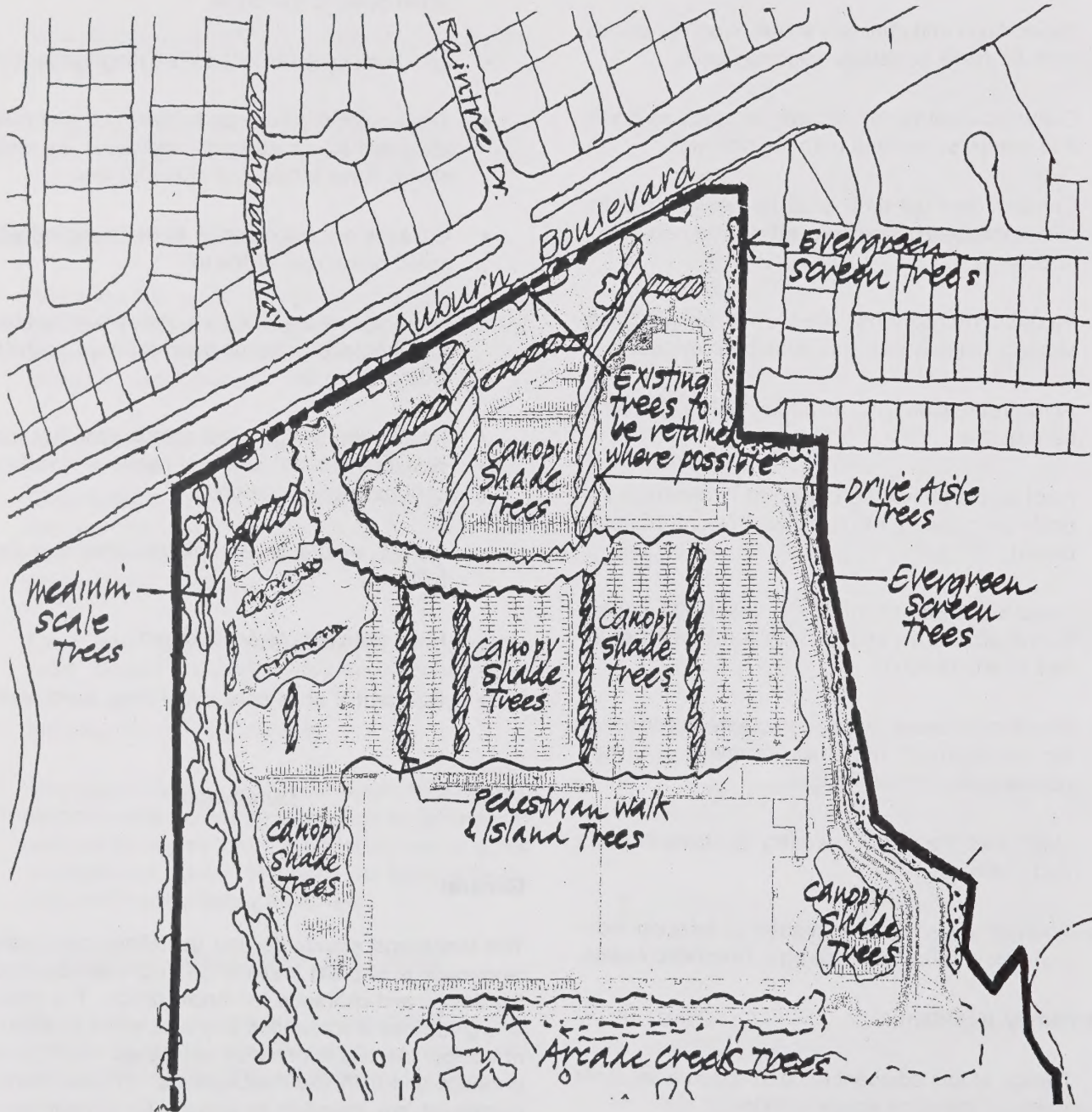


Figure 5-6
Auburn Commerce District Landscape Concept

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

- A single species of tree is to be used for each discreet parking area, the tree species may differ, however, in separated parking areas within the same parcel.
- Trees and shrubs shall not be pruned or clipped into balled or boxed forms.
- Landscape design and plant material selection shall focus on drought tolerant species. Use of turf shall be limited to accent areas, activity areas, or in parkways, between sidewalk and street.
- All required landscaping shall be continually preserved and maintained, including watering, weeding, fertilizing, spraying, pruning, root aeration, and irrigation repair.
- Plant materials shall be used in front of buildings to break up long walls.
- Trees shall be retained to the maximum extent feasible including those along the Auburn Boulevard frontage.

Auburn Boulevard

The planting along the Auburn Boulevard frontage shall be informal in nature with a “layered” or “tiered” effect. This will provide interest and variety as well as visually connect the streetscape into the local landscape aesthetic.

- Medians within the Auburn Boulevard right-of-way, across the width of the Auburn Commerce District, shall be planted by the Auburn Commerce District developer.
- The dividing median along the Frontage residential road (Frontage Street) on the north side of Auburn Boulevard, across from the Auburn Commerce District, shall be planted by the Auburn Commerce District developer to complement the plantings on the south side of the boulevard. These plantings shall provide a dense vegetation screen along the frontage road. Special design treatment shall be especially provided across from entry points of the Auburn Commerce District to reduce impacts of noise and lights from the vehicles leaving the center.

- The landscape in front of the Auburn Commerce District shall be similar in style and character to the landscaping and pathway in front of Crosswoods, to the west.

Main Entry Commercial/Retail at Auburn Blvd

The entry of the project shall be dramatic in appearance. Symmetrical, boulevard tree plantings on both sides of the main entry drive shall be used. Curbed areas where drives meet streets should be checked for visibility impairment as a result of signage and plantings.

- The main entry feature to this district shall consist of a monument or other sculptural feature that is visible to vehicles and is in character with the architectural style of the Auburn Commerce District.

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

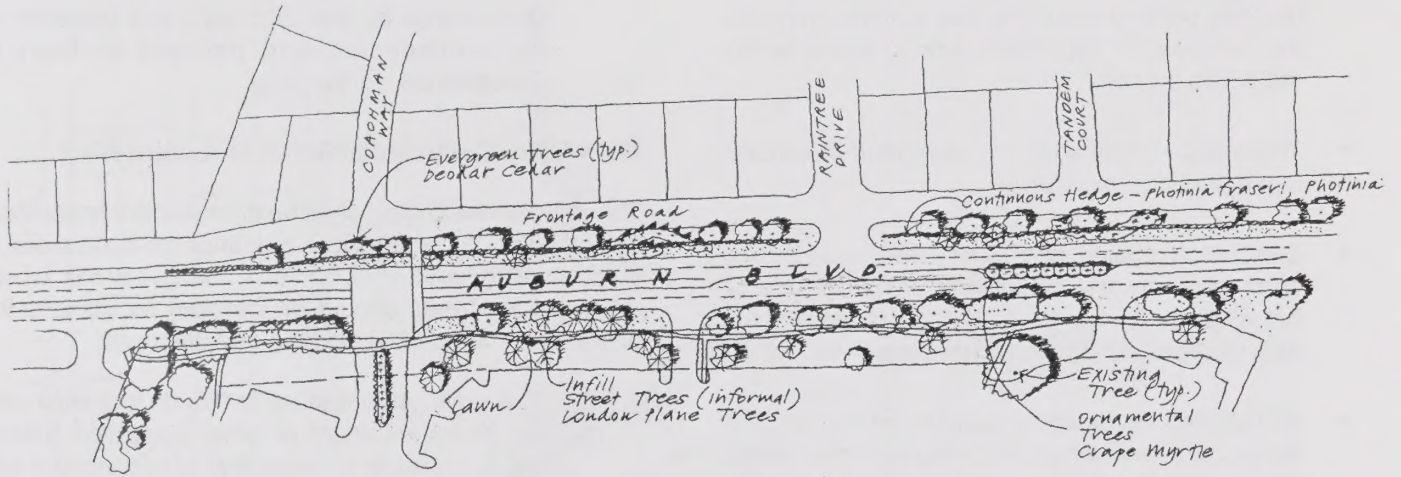


Figure 5-7
Auburn Boulevard Landscape Concept

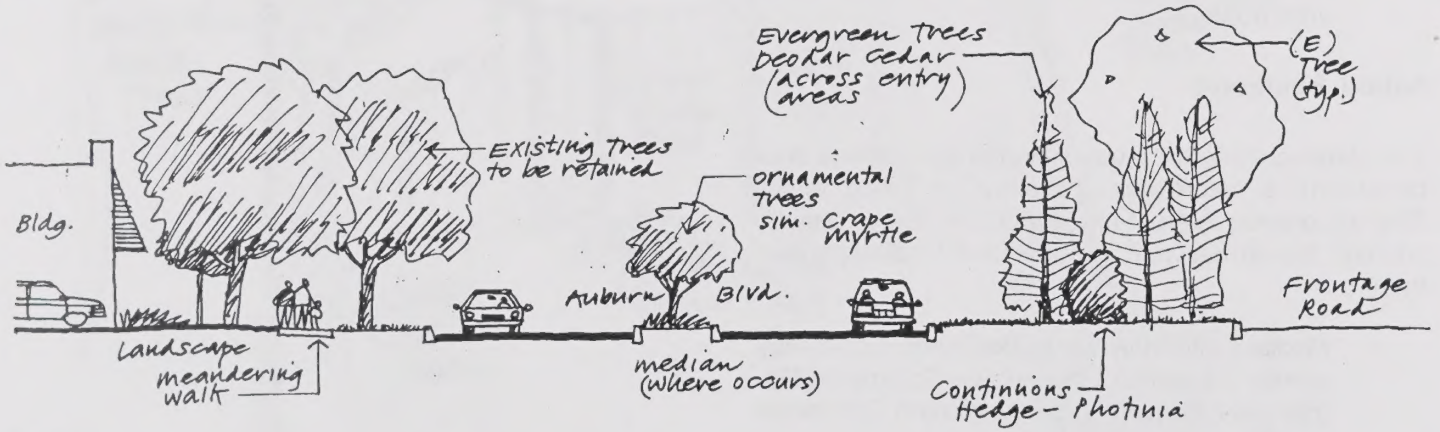


Figure 5-8
Auburn Boulevard Landscape Section

Secondary Entries Commercial/ Retail at Auburn Blvd.

- To de-emphasize these entries, a scaled down planting plan (similar in concept to the Main Entry) shall be designed at all secondary entries to the project.

Arcade and San Juan Creeks

- Screening walls facing Arcade Creek shall be visually buffered by native and riparian-type plantings to blend with the native landscape of the Creek.
- Shrub and vine plantings on the creek side and building side shall be used to screen any walls adjacent to the service drive.
- Existing trees and vegetation shall be retained whenever possible.

Sylvan Commerce District

The landscape character of the Sylvan Commerce District parcels shall reflect the feel and character of the area. Guidelines include:

- Plantings shall be of an irregular, natural style rather than a formal style.
- Trees should be planted in groupings rather than in regular spacing.
- Both evergreen and deciduous trees should be planted to create an interesting composition.
- Native trees and shrubs are recommended.
- The intersection of Sylvan and Stock Ranch Roads, between the two Sylvan Commerce District parcels, should be planted to create a gateway to the Stock Ranch.

Oak Tree Guidelines

Oak trees are important to the ecology of the eastern portion of the Central Valley and it is City policy that oak trees shall be preserved or, when preservation is not possible, be mitigated. Guidelines for development in areas with oak trees are as follows:

- Prior to design, all building sites shall be surveyed by a certified arborist to determine the number of and the condition of all native oak trees.

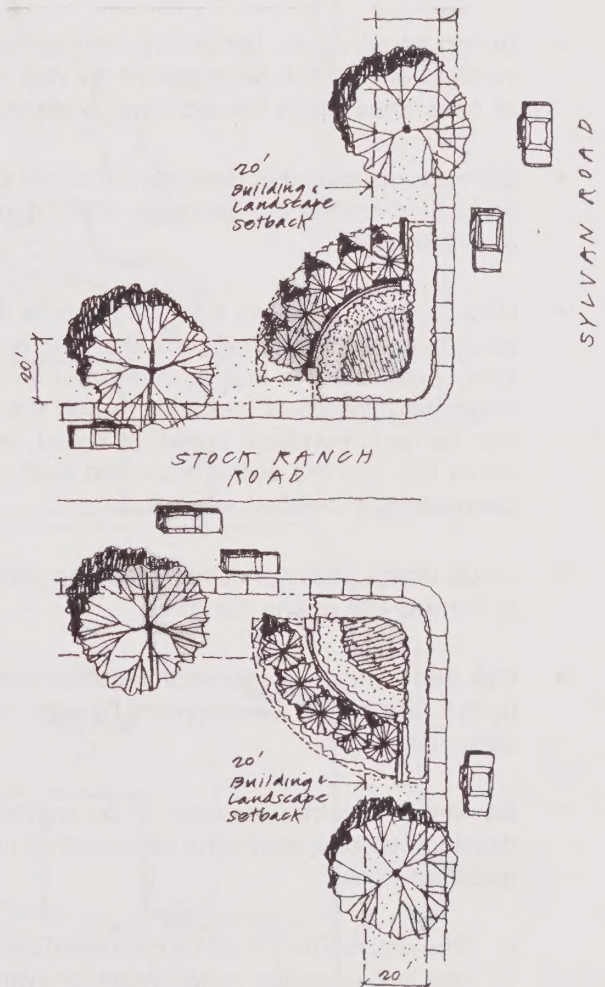


Figure 5-9
Stock Ranch Entry Plan

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

- An important goal of any grading plan for an area with native oaks shall be the preservation of the existing native oaks.
- Groves of native oaks shall be preserved in open space or parks, as feasible.
- Landscaping between paving and floodplain is to be "natural" in style, using native plant materials.
- To protect the long term survival of trees, avoid grading within the drip line and avoid abrupt grade changes and radical grade differences near the trees.
- During construction, temporary fencing shall be installed around the perimeter of the drip line of all oaks trees within the vicinity of construction.
- Storm drains and other drainage structures should be located outside the perimeter of the drip lines of all oak trees
- Underground utility line trenching should not be placed within the driplines of oaks. If it is absolutely necessary to install underground utilities within the driplines of trees, the trench should either be hand-trenched, bored, or drilled, but not within five feet (5') of the trunk and shall be supervised by a certified arborist.
- Storm drains shall not outfall within the perimeter of the drip line of any oak trees.
- Oak tree removal or relocation must be approved by the Community Development Director or their designee.
- Any native oak tree proposed to be impacted by development or approved for removal shall be mitigated as follows:
 - The replacement shall be calculated based on one inch of caliper replacement for every inch of caliper of trees removed. Caliper measurement shall be taken at four feet above grade at the base of the tree. One inch of caliper shall equal a fifteen gallon tree.

- Replacement trees may be planted on-site or in another location within the City, as specified by the Community Development Director or their designee.
- The relocation of an oak tree shall be secured by a financial bond of the value of the tree plus installation and irrigation costs, for a period not to exceed five years in duration. If during that the designated time period, the tree dies, it shall be replaced by the owner or by the City, using the bond funds.

Residential Edges

- Planting treatments on the project side of the fence shall consist of evergreen trees (minimum 25% 24" box and 75% 15-gallon size) planted a minimum of every 20 feet center.

Landscape Zones

In order to provide landscape definition and plants appropriate for certain areas of the Stock Ranch property, Landscape Zones have been defined as a result of vegetation and environmental features. Figure 5-10 illustrates the Landscape Zones at the site. Specific plants allowable in each landscape zone are found in Appendix C.

Zones "A" and "D" Guidelines

- A single species of tree is to be used for each parking area.
- Drip irrigation is recommended for narrow planting areas and planting areas adjacent to parking areas. Netafilm or Geoflow products or their equivalent are encouraged. These are subsurface, in-line drip systems that eliminate traditional spaghetti-type tubing that can be disturbed by pedestrian traffic.

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

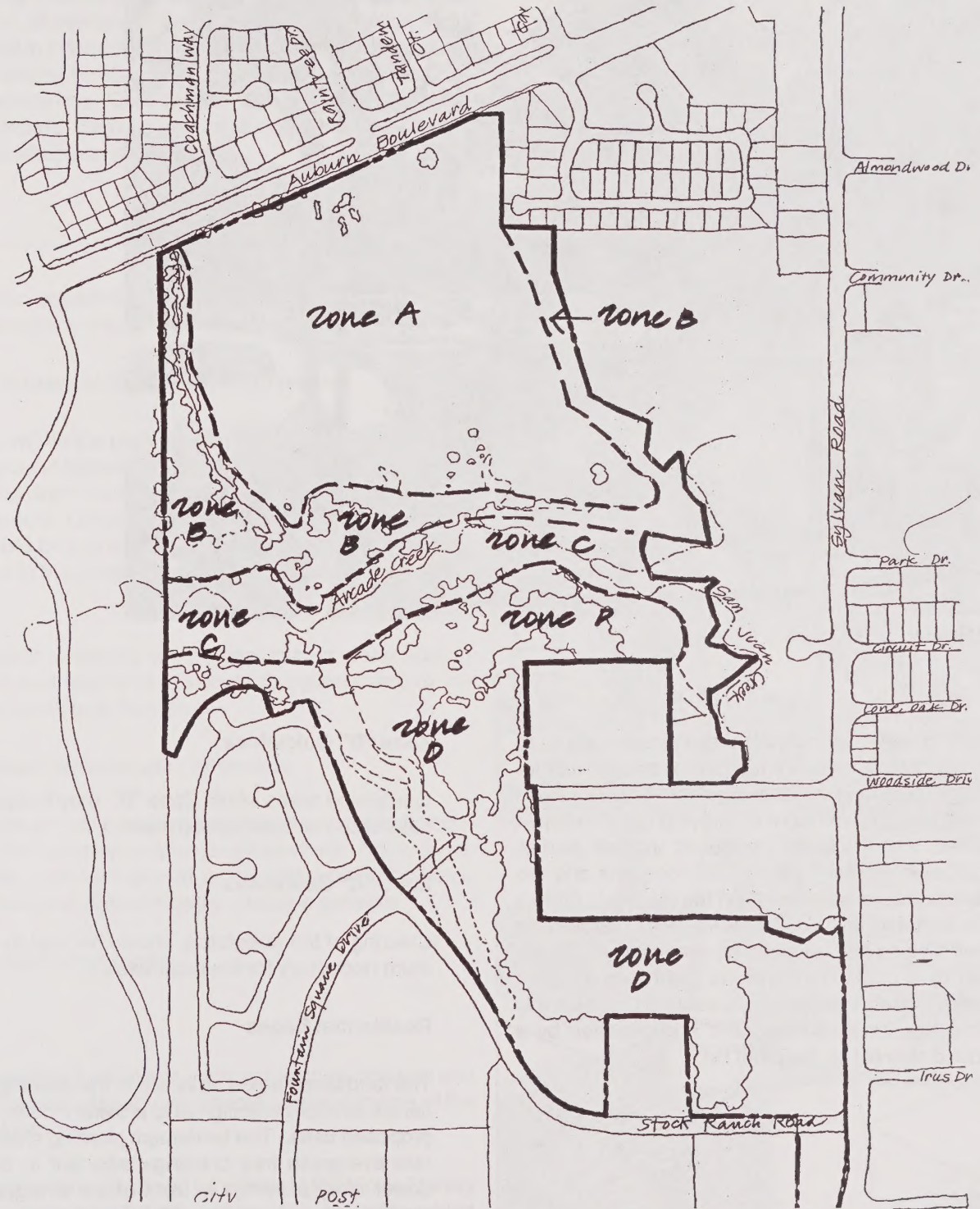


Figure 5-10
Landscape Zones



Parking Lot Trees

- Plant materials identified for use in the various landscape zones cover a spectrum of possibilities for usage, providing the landscape architect with a palette from which to work in carrying out the project theme. Plants that are introduced shall be used as specimen plants in appropriate locations and are identified by an asterisk (*) in the plant list. Others are included and are intended to be featured for their historic and educational value and are identified by a plus sign (+) in the plant list. Invasive species are to be limited to confined areas away from the Riparian Area, and are identified by a pound sign (#) on the plant list.

Zone "B" Guidelines

Landscape areas within Zone "B" may include native, naturalized and introduced plants.

Zone "C" Guidelines

Clearing of the understory should be kept to the minimum necessary for fire suppression.

Residential Edges

The landscape areas adjacent to the existing residential areas shall be designed to provide a buffer from the proposed uses. The landscape planting shall incorporate evergreen tree plantings adjacent to the fence. Lower story plantings in front of the evergreen trees shall provide visual interest from the project side.

Planting treatments on the project side of the fence shall consist of evergreen trees (minimum 15-gallon size) planted in informal or randomly clustered groups. One tree planting is required for every twenty linear feet (20') of property line. Gaps greater than thirty feet (30') shall be avoided. Existing trees and vegetation shall be retained whenever possible.

G

Streetscape

This section establishes the general landscape concepts for streets adjacent to or within the Stock Ranch area.

Auburn Boulevard Streetscape Guidelines

This edge will be the most viewed by passersby and will act as a foreground between development and the street. Views into the site are to be designed in a manner to create interest and beauty. Large canopy shade trees and ornamental trees should be planted in alternating groupings in a manner similar to the streetscape in front of Crosswoods, to the west.

Public transit shelter(s) will be constructed along Auburn Boulevard and will be of materials complementary to the architecture of Stock Ranch.

Sylvan Road Streetscape Guidelines

Street trees of native species shall be planted in an irregular pattern to create an edge along that street. Native trees and plants shall be massed at the intersection of Stock Ranch Road and Sylvan Road to create a gateway.

Streetscape Furnishings

General

- Streetscape furnishings such as benches, bollards and trash receptacles should reflect the overall theme of the development.
- Street furnishings should be similar to the Victor Stanley series, including: RB-28, a 6' length bench with welded steel slats; SD-35 trash receptacle with tapered lid. Site furnishings shall be of the same color to create a unified appearance.

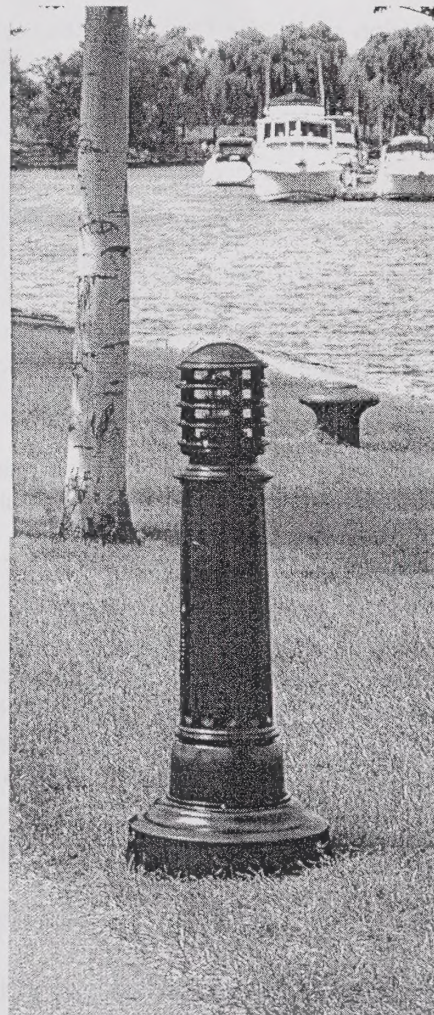


Streetscape Furniture

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

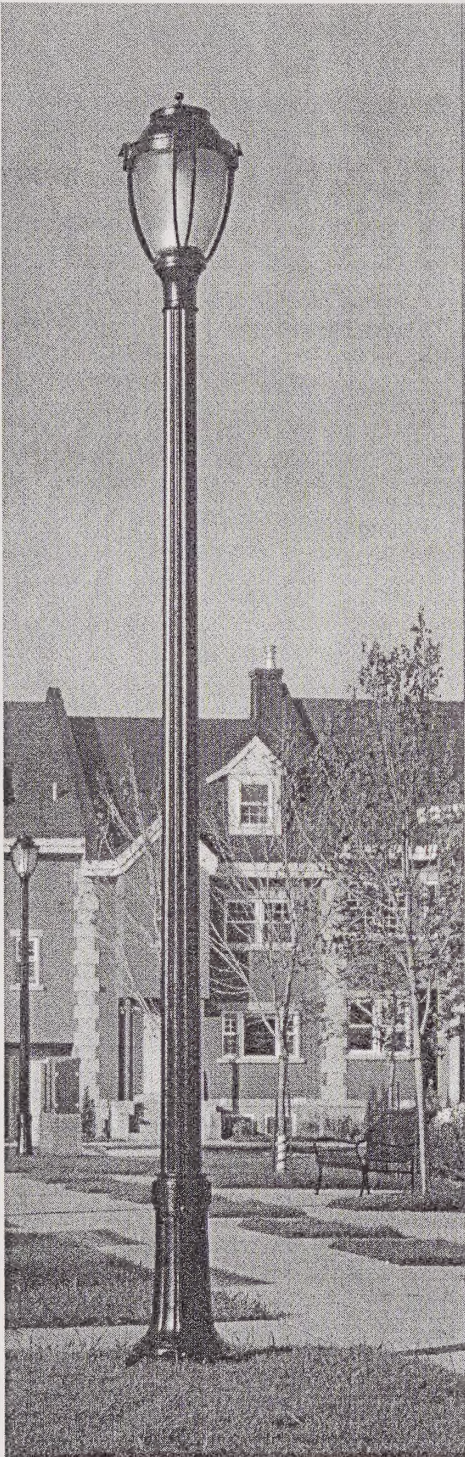


Street Trash Receptacle



Lighted Bollard

Figure 5-11
Street Furniture Family



Pedestrian Scale Streetlight



Drinking Fountain

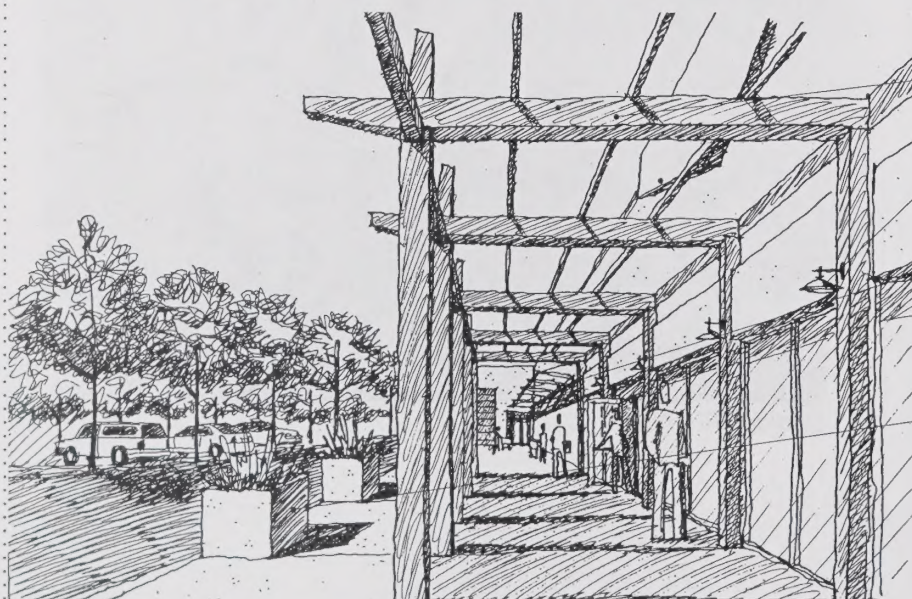
SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES



Variety of facades, finishes, materials & patterns

Awnings provide shade & pedestrian scale

Plantings



Wood or metal bracing at key locations

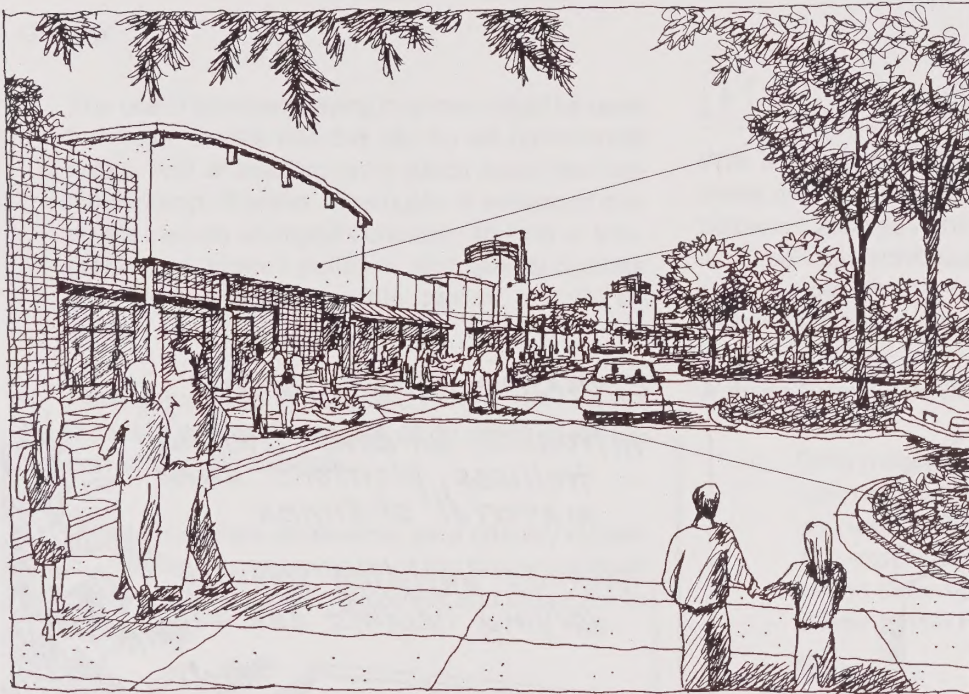
Lighting to compliment buildings & accent key locations

Majority of pedestrian ways adjacent to storefront shall be covered with permanent building elements or awnings

Planters & site furniture shall provide relief and scale

Figure 5-12
Design Character Examples

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES



Variety of roof heights for visual interest

Tower elements to signify importance of plaza & view corridor to arcade creek between two majors

Majority of pedestrian ways adjacent to storefront shall be covered with permanent building elements or awnings

Wood or metal bracing at key locations



Figure 5-12 (Cont.)
Design Character Examples

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

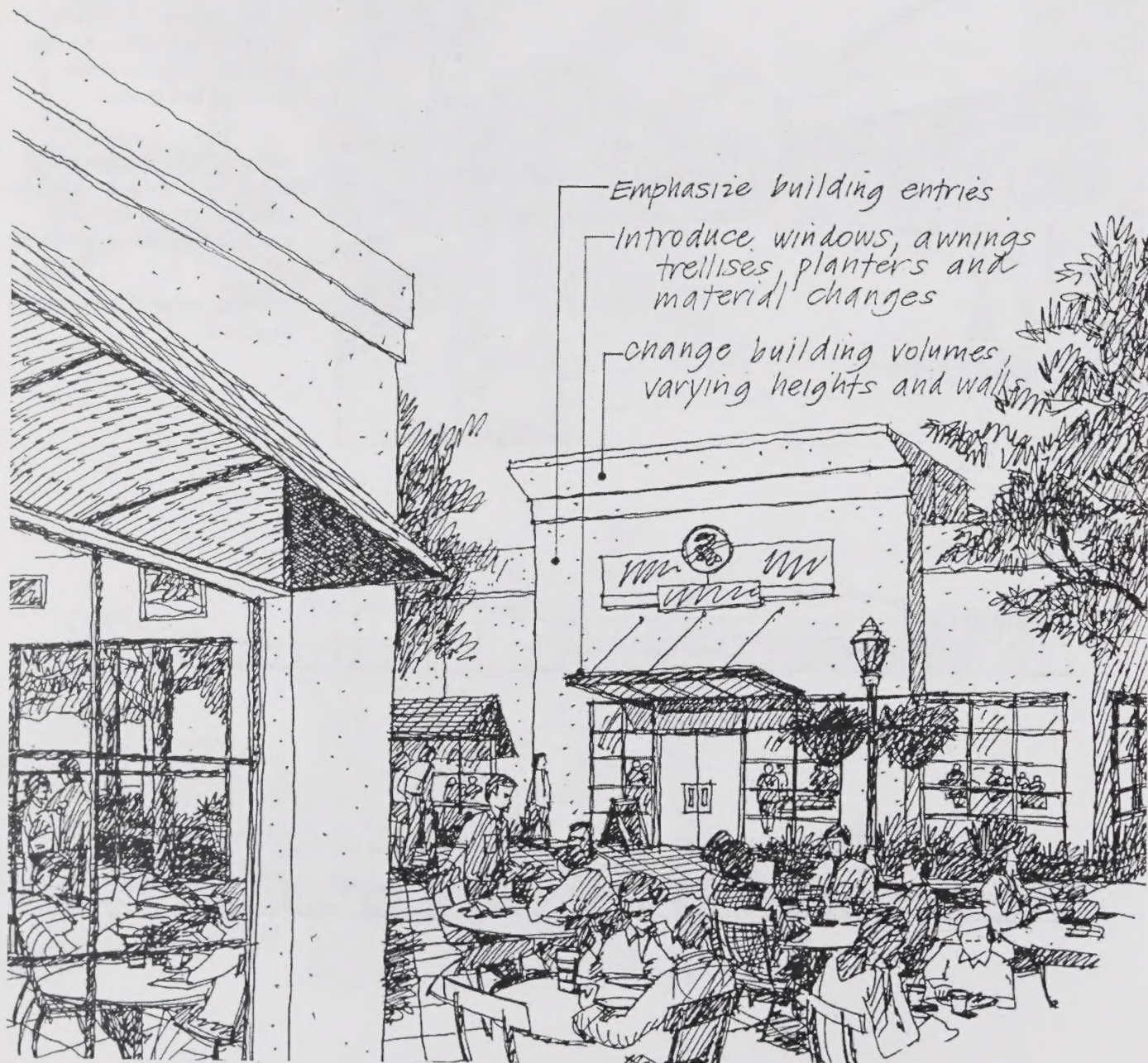


Figure 5-12 (Cont.)
Design Character Examples

H

Hardscape Elements

General

- The use of enriched paving treatment shall be used for major entries into the site for all commercial areas, and at building entry plaza areas and vehicular drop off areas. Examples of enhanced materials include stamped concrete, stained or integral colors, scored patterns, and special finishes such as exposed aggregate, pavers, and tile inserts.
- Paving materials in pedestrian areas shall be selected to convey the sense of an informal yet urban village atmosphere.
- Paving materials shall serve as a primary means of unifying the appearance of the project while at the same time providing interest and character to key areas.

- Enriched paving treatments of colored, textured concrete or asphalt shall be used to visually denote crosswalks across the drive areas.

I

Walls and Fences

Wall and fence requirements for the distinct development areas are outlined below. Only the types of fencing outlined below are allowed within the project area. Chain-link fencing is specifically prohibited. Figures 5-13 and 5-4 provide conceptual examples of pilasters, masonry walls, and metal and wooden fences for use in the manner described below.

Auburn Commerce District

- Solid masonry walls or metal fences with masonry columns shall be constructed around the east, south, and west sides of the Auburn Commerce District. The exact height the design of the walls and fences will be determined at the time of an application for Development Plan Review is received.

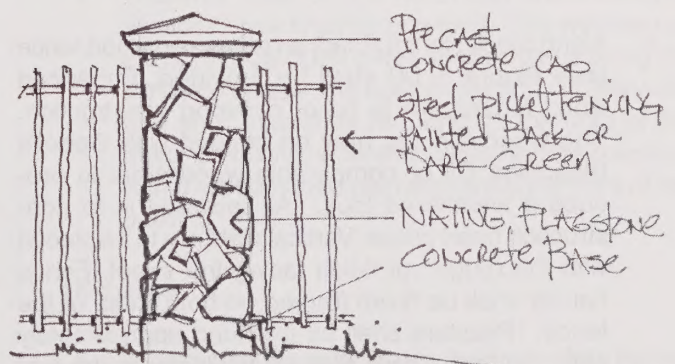
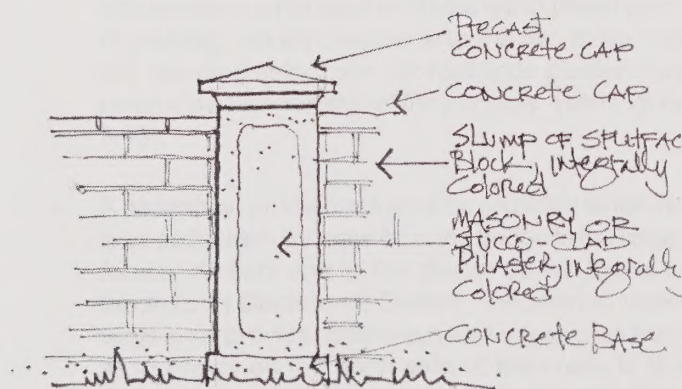


Figure 5-13
Conceptual Masonry Wall and Fence Examples

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

- Masonry wall materials and colors shall complement the building design and the prevailing materials and design elements in the project. The design of the walls and fences shall include pilasters and wall caps (see Figure 5-13). The pilasters shall be spaced a minimum of every 50 feet.
- A solid masonry wall shall be constructed along the eastern property line to separate the commercial and residential property lines.
- A steel picket fence may be required along the western portion of the property: Because of the large wetlands preservation area located along the western property line, it is desired to maintain views of this area from the residential area to the west. However, it is hoped that berming and strategic wall placement will render unnecessary a fence along the property line.
- Along the southern side of the Auburn Commerce District (behind the large format retailers), a masonry wall will be required in locations to screen the outside storage/loading areas.

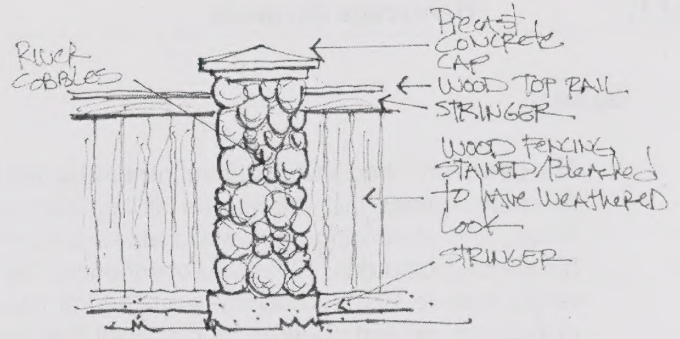


Figure 5-14
Conceptual Wooden Fence Example

Sylvan Commerce District

- A solid masonry wall is required to separate commercial development areas from the adjoining residential areas (see Figure 5-13).

Residential South of Creek

- Along Stock Ranch Road, an enhanced wood fence (see Figure 5-14) shall be provided. Enhanced wood fences are to be of redwood construction. The wood fencing may be stained with Cabot's Bleaching Oil or comparable wood stain to produce a weathered look. All redwood is to construction heart grade. Vertical slats are to be placed with the rough cut finish facing the street. Fence panels shall be finish framed on both sides of the fence. Pilasters shall be provided approximately every 50 feet. There shall be a pilaster at the end of each wall.

J

Circulation

Vehicular Circulation

- A clear circulation hierarchy with main drive routes, clearly defined by landscaping areas, shall be developed for the site.
- The drive at the main signalized intersection on Auburn Boulevard shall be designed with a minimum seven-foot (7') wide median.

Pedestrians

- Main drives in retail/commercial areas shall have, at a minimum, six foot (6') detached walkways.
- Landscaping shall be installed in planters, between sidewalks and the main drive.
- Continuous parking lot walkways shall be located at key locations to allow pedestrian movement between buildings and reduce conflicts with vehicles.
- A continuous shaded parking lot pathway shall be provided in each discreet parking lot. The pathway shall consist of a six foot concrete walkway with a three foot planting strip on each side of the walkway. The planting strip shall be planted to provide continuous hot weather shade within fifteen years of planting. As an alternative to the two three-foot (3') planting strips, one six-foot-wide planter may be provided on one side of the pathway. (see Figure 5-15).
- A pedestrian promenade shall be provided which allows pedestrian linkages from the bridge to the large-format retailers and to the cluster development in the Auburn Commerce District. Pedestrian walkways shall provide continuous walking access from all buildings on the north side of the creek to the transit stop and shelter located along Auburn Boulevard.

- A nine-foot (9') pedestrian walkway from the south side of the creek area to Auburn Boulevard shall be developed along the edge of the western natural area.
- Pedestrian paths within retail/commercial areas shall utilize common design elements including accent paving materials, pedestrian scaled light standards, benches, decorative pots, and trash receptacles.
- Pedestrian paths in residential area shall have six foot (6') detached walkways with a parallel six foot (6') landscape area between the curb and the sidewalk.
- There shall be a tree-shaded path through the individual parking lot of each building pad. That sidewalk shall begin at the far edge of the parking lot and terminate at the building.
- Light poles and transformers shall not encroach into the sidewalk.
- All pedestrian walks shall be designed to provide access to the disabled in compliance with the American's with Disabilities Act (ADA) and Title 24 of the Public Resources Code.
- Pedestrian trails shall be designed to comply with park district standards.
- Walkway trails on the north and south sides of Arcade Creek shall be provided. The walkway on the north side of the creek shall continue along the wetlands area on the eastern boundary. This walkway shall extend as far north as the front of the Major B bulidng, where the walkway shall connect with the pedestrain pathway along the front of the building.

Bicycles

- Bicycle parking sufficient to accommodate the anticipated bicycle trips of customers, visitors and workers shall be located in close proximity to all buildings.

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

- Bike racks shall be provided for all multi-family projects in sufficient levels to accommodate the highest projected usage. Bicycle racks or lockers shall be located in highly visible areas, but shall not obstruct pedestrian walkways.
- The bike path and bridge over Arcade Creek shall be lighted for night use.

Transit

- Transit use shall be encouraged by locating a transit stop and shelter at Auburn Boulevard.
- A bus turnout lane shall be provided along Auburn Boulevard.

Delivery Vehicles

Delivery vehicles are required to observe on-site traffic policies. On-site traffic policies shall be established and followed in order to minimize noise disturbances to surrounding residences. At a minimum, the following traffic policies shall be followed:

- Delivery vehicles shall not exceed speeds of 15mph

on-site. Signs shall be posted accordingly.

- Delivery vehicles are required to turn vehicles off during periods of loading/unloading. No idling shall be allowed. Signs shall be posted accordingly.
- Delivery vehicle operating standards shall also be addressed in the Operating Agreement.

K

Parking

For Stock Ranch, land uses require an adequate parking supply appropriate to the use it serves, provide sufficient spaces for the majority of peak periods. Well designed parking lots will have well-marked travel paths and parking spaces of sufficient size to accommodate typical modern personal vehicles. Landscape areas will provide visual relief and shade. Lighting, where appropriate, will enhance, and not overpower, parking areas. Directional signage will be visible, but not intrusive.

Shopping Carts

Shopping cart islands shall be provided at multiple locations within the parking islands.

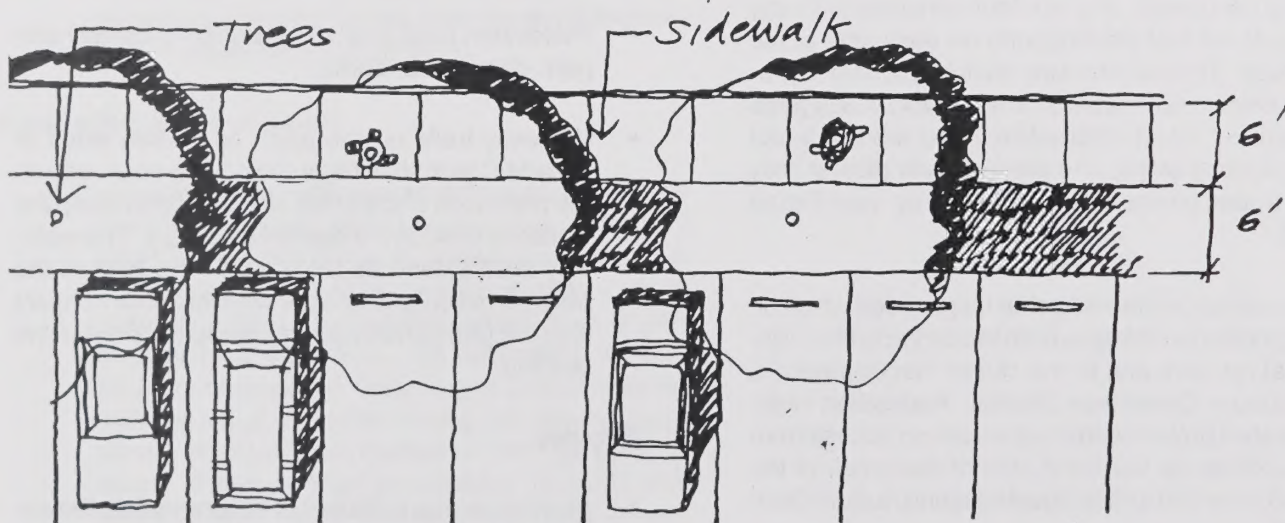


Figure 5-15
Conceptual Parking Lot Design

- If shopping cart storage is provided on the exterior of buildings, it shall be designed as an integral part of the building architecture. Such storage areas shall not interfere with pedestrian walkways.

General

- Except for variations stated herein, Stock Ranch off-street parking shall be in minimum conformance with the City's parking standards.
- Where there are exclusive office or residential uses, the City's parking standards for office or residential shall apply.
- Fifty percent (50%) of the parking lots surface area shall be shaded within fifteen (15) years of initial planting.
- The size of a single surface parking lot shall not exceed four (4) acres, unless divided by a building, major drive or major rows of trees.
- The size of all parking spaces shall comply with the City's requirements. Parking may be configured such that parking spaces are 20 feet in length and drive aisles are 24 feet for a total width of 64 feet for two 90-degree parking spaces and the parking aisle.
- Parking lot planter widths for shade trees shall be according to the following:
 - 8'-Large canopy trees
 - 6'-Medium to large canopy trees
 - 6'-Medium to small canopy trees
 - 4'-Small canopy trees
- Parking areas should be screened from public view through landscaping, berming, etc.
- Planters with tree should be placed appropriately throughout parking lot to achieve required shading

- Planters shall be protected by use of raised curbs or wheel stops.
- For the Sylvan Commerce District, discourage parking of vehicles between the street and building. If a side yard is used for parking, the parking lot shall not extend toward the street closer than the front wall of the structure.



Signage

For the Stock Ranch commercial areas, the City of Citrus Heights requires high quality signage. To the City, high quality denotes a family of signage whose designs are simple and elegant. High quality materials, subtle lighting, and well-designed landscaping are important visually to the City. The signs shall be designed to be complementary to the architecture and design elements of the surrounding buildings. The signs should be of pleasing proportion and appropriate in scale and color. The signs should indicate the presence of the center yet not create visual clutter. The signage should be visible at night yet not be garish or glaring.

The City of Citrus Heights requires a comprehensive signage package for both the Auburn Commerce District and the Sylvan Commerce District. This package shall delineate a hierarchical family of signs for use throughout the project. The developer will be responsible for the erection and maintenance of center-related signage while the individual tenants shall have the responsibility of complying with the tenant signage elements.

General

- A mixed-media approach where signage is composed of several different elements and lighting techniques is encouraged.
- Final signage plans shall be submitted to the City for design review and approval prior to construction or erection of signs.

Auburn Boulevard Signage

- One permanent, free-standing primary project monument sign shall be allowed along Auburn Boulevard.

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

The primary project monument sign shall not exceed twelve feet (12') in height and ten feet (10') in width.

- Pole signs are prohibited.
- Off-site signage or billboards shall not be permitted.
- A logo should be established for Stock Ranch, and should appear on project entryways.
- Encourage placement of unique center identification banners in parking areas.

Auburn Commerce District

Major Tenant Signage (over 100,000 square feet)

- The total area of all signs may not exceed five hundred (500) square feet.
- Letters on fascia signs shall not exceed seventy-six inches (76") in height, although one letter may be up to eighty-four (84") in height.

Tenant Signage (65,000 to 100,000 square feet)

- Fascia signs may not exceed two hundred (200) square feet.
- Letters on fascia signs shall not exceed sixty (60") in height.

Minor Tenant Signage (30,000 to 65,000 square feet)

- Fascia signs shall not exceed two hundred and fifty (250) square feet.
- Letters on fascia signs shall not exceed seventy-six inches (76") inches, although one letter may be up to eighty-four (84") in height.
- Typestyle may vary.
- Logo marks may be used but will be counted in total sign area allowed.

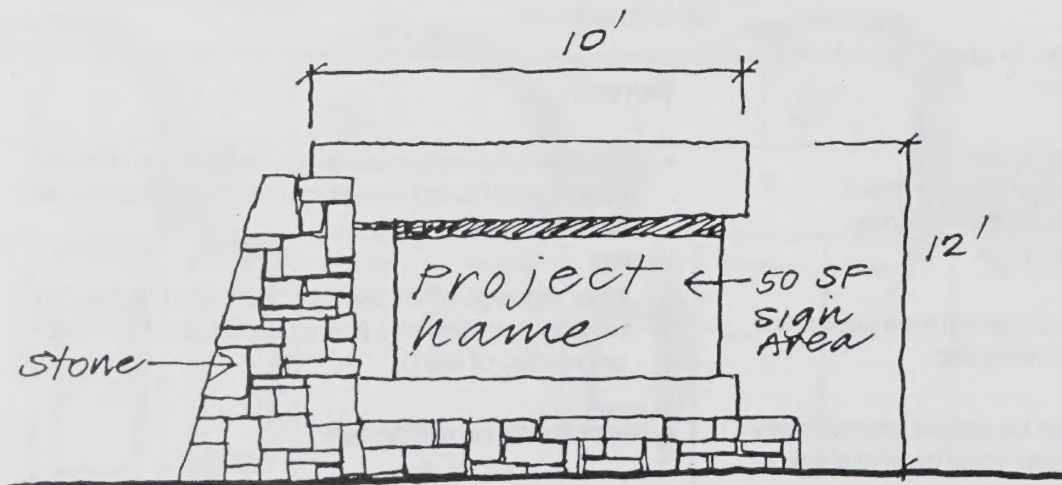


Figure 5-16
Entry Sign Design



Gathering place marked by banners, fountains, plaza, and clock tower



Distinctive landscape marks way to market



Distinctive directional signage

Figure 5-17
Typical Elements for Signage/Placemaking Program

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

Center and Directional Graphics

- A comprehensive “place making” graphic program is required for the Auburn Commerce District. This program shall include on-site directional signs with signage specifically relating to the architectural design of the center’s structures. In addition to directional signage, other place-making design elements may include artistic columns, banners (non-textual are preferred), or landscape treatments to denote primary roadways, entries, focal points, and gathering places. Figure 5-17 contains photos illustrating typical elements of a signage/placemaking program.
- Suite numbers shall be four inches (4”) in height.
- Business logos shall not exceed two (2) square feet.

Other Allowable Signage

Window Graphics

- Suite numbers shall be four inches (4”) in height.
- Business logos shall not exceed two (2) square feet.

Soffit Sign

- Suspended soffit signs shall not exceed four (4) square feet.
- A minimum clearance of seven feet, six inches (7’-6”) shall be maintained between the sidewalk and the bottom edge of the sign.

Pads and Service Station Signage

- Pad buildings shall have building signs only, not monuments.
- Maximum building signage area shall not exceed thirty (30) square feet per tenant area.

Colors

- Colors within each sign should be harmoniously grouped.
- Sign colors should be compatible with building background colors.

Typestyles

- The use of logos and distinctive typestyles is encouraged for all signs.
- Tenants may adapt established typestyles, logos and/or images that are in use on similar buildings operated by them in California, provided that said images are architecturally compatible and approved by the City.
- Type may be arranged in one or multiple lines of copy and may consist of upper and/or lower case letters

Building Address Signs Guidelines

- The function of these signs is to identify the building address for visitors and the Fire Department. Signs are typically located over the primary building entrance or on the building facade oriented toward the primary vehicular roadway
- Signs should be either painted acrylic or metal letters such as anodized aluminum, brass, bronze or stainless steel. Metal and painted finishes should be compatible with architectural finishes and other building mounted signs
- One sign per building is recommended.

Sylvan Commerce District

- All signage must comply with the City’s sign ordinance

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

- Graphics and text shall not cover more than ten (10) percent of the window surface on the ground floor windows.
- Both parcels may have a low ground-mounted monument sign with visible from Sylvan Road. This sign may not exceed eight feet in height nor exceed 12 feet in length. The monument sign may identify no more than one tenant.
- The ground-mounted monument sign may not be internally lit. Light may only be directed to shine on the face of the sign.
- The ground-mounted monument sign should be in the same style and character as the structures for which they provide information.
- A comprehensive signage plan must be approved by the City before any signage may be erected.
- All neighborhood signs must be placed outside the public right-of-way.
- Only one neighborhood sign shall be permitted per intersection and may only specify the name of the neighborhood plus a logo, if the neighborhood has one.
- Signs may only be lighted from the exterior. Light sources are to be ground mounted, and screened or sheltered from traffic and nearby homes.
- The face of a neighborhood sign may not exceed 30 square feet.
- Multi-family housing units may have a name sign, mounted to the front of the building. The area of the sign may not exceed 12 square feet. In lieu of a building mounted sign, a multi-family housing unit may elect to erect a ground mounted sign whose face does not exceed 30 square feet and meets the same lighting requirements as described for single family neighborhood signs described above

Subdivision Signage

- Single family neighborhoods in Stock Ranch are encouraged to create landscaped entry signs.

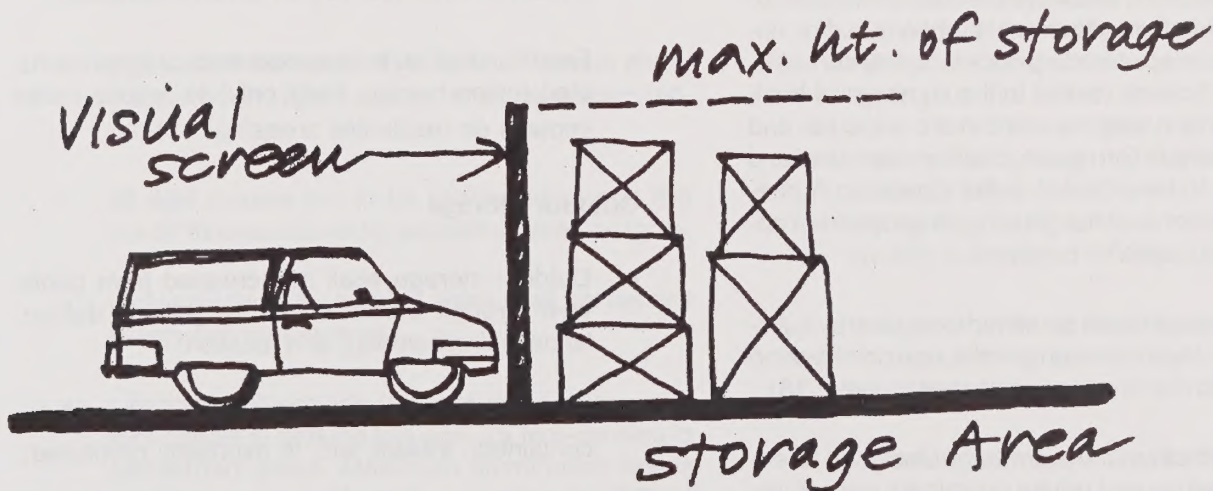


Figure 5-18
Storage Area Design

M

Storage, Loading & Service Areas

General

- An operating agreement as part of the development agreement shall be completed between the City and each commercial use at the discretion of the City of Citrus Heights, which shall address ongoing compliance with these standards and guidelines. This agreement shall be recorded prior to occupancy of the building.
- Construction shall be compatible with and, in the case of loading and service areas, integral with the building architecture. Chain link fencing shall not be allowed.
- These areas shall be designed and located on the site so that they are screened from public view.
- Loading and service areas should be located away from the storefront and vehicle /pedestrian circulation areas. Storefront loading facilities are permitted for Major A. Where loading facilities are located at the front of the building, tenant shall improve the visual aspect of the loading area. Design techniques to improve the visual aspect of the space include screening, partial covering of loading areas, false walls, upgrade of walkways (i.e. use of trellises or other focal features to divert attention) and/or angling or covering of loading docks. Safety considerations, particularly related to the commercial truck traffic interface with the customer's vehicular and pedestrian circulation routes, shall be addressed and may need to be reflected in the Operating Agreement for Major A, at the time the development application for Major A is reviewed.
- Service areas shall be screened from view by building design, layout, masonry walls, or a combination of walls and plantings or berms (see Figure 5-18).
- Refuse collection areas are to be designed to ensure that refuse and refuse containers are not visible from primary exposure areas (streets, entry drives, amenity areas, residential areas, etc.) and shall be located away from residential areas.
- Refuse collection enclosures should be designed with the same materials, finishes, and colors as the adjacent building. Solid metal gates shall be provided.
- Refuse collection areas shall be designed and located so as to be convenient for deposit of refuse generated on-site.
- Trash enclosures shall not be permitted within the streetside building setback.
- Trash enclosures shall have a minimum three foot (3') wide landscape planter on all non-accessible sides
- Refuse collection vehicles are to have clear and convenient access to these areas.
- Service vehicle activities shall not disrupt the efficient flow of on-site and off-site traffic.
- Transformers, where required, shall be screened as described for trash enclosures, or by using landscape screening devices such as five-gallon shrubs at three foot (3') on center, minimum.
- Forklifts shall be battery-operated or propane-fueled (clean-burning fuels only) to reduce noise impacts on residential areas.

Outdoor Storage

- Outdoor storage shall be screened from public view through a combination of building design, landscaping/berming, and location.
- The use of free-standing storage facilities, cargo containers, trailers, etc. is expressly prohibited.
- Height of storage in an outdoor area or garden center shall not exceed the height of its screening (Figure 5-18). Outdoor screening may not exceed 18' in height.

Outdoor Display

- Outdoor displays are limited to areas approved by the City during development plan review.
- Outdoor displays shall require approval of an operating agreement between the City and the tenant.

N

Hours of Operation

Due to proximity to residential development, businesses need to be sensitive to the residential areas.

- Commercial establishments may be open between the hours of 5:00 AM and 11:00 PM. Grocery stores may be open 24 hours a day if competing grocery stores of similar size within 3 miles are open 24 hours a day.
- There shall be no loading/unloading on the exterior of the building between 11:00 PM and 5:30 AM.
- Trash/recycling pick-ups are not permitted between 9:00 PM and 7:00 AM.

O

Lighting

General

- Lights shall be placed to direct and control glare, obtrusive light, light trespass, and upward directed, wasted light.
- All light fixtures are to be concealed source /full cut-off fixtures except for pedestrian oriented lights.
- Light standards for parking areas shall not exceed twenty-five feet in height.
- Lighting shall provide a minimum average of 1 foot-candle in parking lots and .25 foot-candles in pedestrian areas. Maximum illumination levels shall not exceed fifteen foot-candles (15 FC) at any point.
- Parking lot lights shall be high pressure sodium or metal halide, and shall be consistent throughout the Stock Ranch development.

- Lights in parking lot areas shall be on three foot (3') high concrete bases.
- Lights in parking lots shall not be co-located with trees in the planters. The lighting and landscape plan must be fully integrated and coordinated.
- Fifteen foot (15') maximum height pedestrian lights shall be provided along pedestrian ways.
- Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover shall occur outside the service area. The light source shall not be visible from the street and residences. Full cut-off luminaires shall be used.
- Building illumination and architectural lighting shall be indirect. Floodlights are prohibited.
- The use of low-level lighting to enhance the architecture, landscape, or other features is encouraged.
- Architectural lighting should articulate the building design as well as provide functional lighting for the safety of pedestrian movement.
- Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are not restricted to lighting only loading and storage location or other similar service areas. All security lighting designs shall be fully shielded (full cut-off) and subject to City approval.
- Strings of white or clear lights shall be allowed on trees and as accents for building details and for holiday decorations.
- Colored lights may be used for holiday decorations.

SECTION 5: DEVELOPMENT STANDARDS AND GUIDELINES

P

Stormwater Detention/Water Quality

The project will require a storm drainage system for collection and release of surface water runoff.

The drainage standards and guidelines recognize that the proper detention, conveyance, and release of storm water into Arcade Creek is important to avoid additional flooding and to maintain the water quality and aquatic life of Arcade Creek in accordance with the National Pollutant Discharge Elimination System (NPDES) program.

Detention basins are located near Arcade Creek in the Auburn Commerce District. These basins shall be designed as integral elements within the overall open space plan.

General

- The design of the system shall be in conformance with generally-accepted principles of hydrology and hydraulics and the requirements of the City of Citrus Heights.
- Encourage detention basins to be no deeper than six feet (6'). Basins deeper than six feet (6') shall be designed to be aesthetically pleasing and retain side slopes to permit passive recreational uses.
- The detention basins shall be designed for passive uses.
- Runoff from developed areas shall be collected in a storm drainage system which includes catch basins, pipelines, manholes, detention basins and water quality structures.
- Buildings shall not be placed within the designated 100-year flood plain, as identified by Federal Emergency Management Agency (FEMA) or the City of Citrus Heights.
- Trees should be preserved within the detention basin areas whenever possible.

- On-site catch basins may be designed as oil and sediment traps. Each inlet will have a minimum two-foot-deep (2') sump. The outlet is to be fitted with a tee or elbow on the outlet pipe to retain oils. Two (2') four-inch-diameter (4") weep holes are to be installed on the floor of each catch basin to allow trapped water to slowly percolate into the surrounding soil. Bi-annual clean out of each catch basin is required to remove trapped oils and sediments.

Q

Utilities

- All new 12kv electrical, cable, and telephone lines shall be placed underground.
- All existing overhead lines on Stock Ranch property along Auburn Boulevard shall be placed underground. No 69kv lines are required to be placed underground.



SECTION SIX

Implementation Plan

SECTION 6: IMPLEMENTATION

This section outlines the administration and implementation components of the *Stock Ranch Guide for Development* (Guide).

A

Administration

Administration of the Guide includes subsequent application review, amendment, revisions and CEQA review.

The City of Citrus Heights is the public agency responsible for the administration, implementation and the enforcement of this Guide. The Guide and the City of Citrus Heights Municipal Code will serve as the specific enforcement mechanism for the Development Standards.

B

Review of Development Applications

The *Stock Ranch Guide to Development* includes land use regulations, design guidelines, and design standards specific enough to guide review of specific development plan proposals that are considered subsequent to approval of the Guide. Projects within the Plan area are subject to the standard application requirements of the City of Citrus Heights Zoning Ordinance and other applicable documents.

While the Guide provides a land use diagram, detail regarding specific development projects is required with subsequent development applications submittals. The City of Citrus Heights Community Development Department will review development applications. If the project complies with the Guide's zoning, development standards, design guidelines and vision, no further environmental review may be required.

Subsequent development projects anticipated include, but are not limited to, tentative parcel and subdivision maps for residential areas, development projects for commercial areas (e.g. development plan review, conditional use permit, etc.), development plan review for residential subdivisions, and improvement plans for parks, trails, roadways and infrastructure facilities.

Any project subject to Development Plan Review pursuant to this Guide or the Zoning Ordinance shall conform to the following procedures:

1. All commercial projects (regardless of size) shall be subject to Development Plan Review.
2. All single-family homes built as part of a housing development with 10 or more units and all multi-family units shall be subject to Development Plan Review.
3. Development Plan Review application requirements shall be pursuant to the Zoning Ordinance.
4. All commercial projects and, where required, residential projects shall be reviewed by the Planning Commission. After action by the Planning Commission, the project shall be sent to the City Council for its review and concurrence. The City Council has the authority to concur, modify or deny the Development Plan Review.

For variance and uses conditionally permitted in the Citrus Heights Zoning Ordinance or in Appendix B, the City's application and permit process shall be consistent with the Zoning Ordinance, except that the City Council shall also review and approve. All tentative land divisions shall be reviewed and approved by the Planning Commission and the City Council. Land divisions may not be approved until the overall site plan for the Auburn Commerce District has been approved.

For the Auburn Commerce District, the first development application will necessitate submittal and approval of the site plan and architectural theme for the entire District.

C

Findings for Approval of Projects

1. Development Plan Review

The Planning Commission and/or the City Council, in acting to approve the Development Plan Review application, may impose conditions as are reasonably necessary to ensure that the project is consistent with the General Plan and Stock Ranch Guide for Development, compatible with surrounding land use, and complies with the provisions and intent of the Guide and Zoning Ordinance where applicable.

SECTION 6: IMPLEMENTATION

In making such a determination, the following findings shall be made by the Approving Authority:

- (a) That the proposed use is consistent with the General Plan and Stock Ranch Guide for Development;
- (b) That the nature, condition and development of adjacent uses, buildings, and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures;
- (c) That the building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals and policies set forth in the General Plan and the Guide for Development;
- (d) That the use and project design complies with all applicable development standards of the Guide and Zoning Ordinance where applicable; and
- (e) That the project is of high quality design and conforms to the vision, development objectives and planning principles of the Stock Ranch Guide for Development.

2. Conditional Use Permit

The Approving Authority shall make the following findings to approve a Conditional Use Permit:

- (a) The proposed use or development is consistent with the General Plan and the Stock Ranch Guide for Development;
- (b) The proposed use or development conforms with all applicable standards and requirements of the Guide for Development and the Zoning Ordinance; and

- (c) The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or be detrimental or injurious to public or private property or improvements.

3. Land Divisions

The Approving Authority shall make the necessary findings as required by the State Subdivision Map Act including the following finding:

- (a) The project is consistent with the General Plan, the Stock Ranch Guide for Development, and the Zoning Ordinance.

4. Modifications

The Approving Authority shall make the following findings to approve a Modification:

- (a) That the proposed modification is substantially consistent with the intent of the original approval;
- (b) That the proposed modification complies with all applicable standards and requirements of the General Plan, the Stock Ranch Guide for Development, and the Zoning Ordinance.

D

Environmental Review

The Environmental Impact Report (EIR) prepared for the Guide will serve as the environmental assessment for development within the Plan Area boundaries. Subsequent development applications or amendments to the Guide will be reviewed to determine consistency. Those applications or amendments that are determined to be consistent with the Guide and that fall within the scope of the EIR prepared for the Guide will require no further environmental review. The Community Development Director will conduct this review.

If it is determined by the Community Development Director that the application or amendment is inconsistent with the Guide and/or that substantial evidence exists that supports a determination of the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document.

Requests for revisions or variances to the Development Standards shall be reviewed to determine whether such requests fall within the scope of the EIR prepared for this Guide. Any development requiring a use permit as set forth in this Guide may require an initial study pursuant to CEQA. The determination of the nature of the environmental document will be made by the Community Development Director pursuant to CEQA Guidelines.

E

Amendments to the Guide

An amendment to the adopted Guide shall be processed in the same manner as the original adoption of the Guide. The Guide, including the development standards and guidelines, may be amended as many times as necessary.

An amendment to the Guide is required when any of the following occurs:

- When a new type of land use not specifically discussed in the Guide or shown on the land use diagram is introduced
- A change to the Guide, that could create new or significantly increase previously identified environmental impacts as determined strictly pursuant to the provisions of Public Resources Code Section 21166
- Changes that increase the overall density of the plan area
- Any change to the fundamental character of the development including any substantive change to the character of the commercial parcels, residential development, recreation and open space areas, or circulation pattern of the project

- Implementation of any land use change that would affect compatibility of land uses
- Significant changes to the plan area circulation pattern that would result in a substantial alteration of any land uses or circulation concepts set forth in this Guide

An amendment to the Guide shall not be required for the following:

- Changes in the phasing of the Plan Area that do not change the overall balance of providing sufficient infrastructure for the development
- Deviations in water or sewer line alignments that do not substantially alter the location of the pipe line(s) and that do not alter the level of service required for the overall development of the Plan Area
- Minor changes to the alignment of streets where the general land use pattern is maintained
- Changes in the location of any identified building or detention facilities envelope provided such a change does not result in an increase or additional environmental impact or compromise the design objectives of the project
- Changes in the location of any of the public recreational amenities located in the Plan Area provided the overall mix of facilities and location within the general land use pattern is maintained

Amendment Determination

The Community Development Director is authorized to determine that a proposed change to the Guide is consistent with the intent and basic provisions of the Guide or if an amendment is required.

SECTION 6: IMPLEMENTATION

Guide amendments require City Council approval, with a prior recommendation forwarded by the Planning Commission. Approval of a Guide amendment shall require findings and conclusions in the affirmative on the following:

1. The amendment is consistent with the Citrus Heights General Plan.
2. The amendment will not have a significant effect on the environment.
3. All other plans of the City that are applicable to the same areas or matters affected by a general plan amendment have been reviewed and amended as necessary to be consistent with the proposed Guide amendment.

F

Adoption of the Stock Ranch Guide for Development

At the time the Guide is adopted by the City, a Special Planning Area (SPA) zoning designation will be applied to the site. The zoning for the site will incorporate the elements of the Guide and its sections, including the permitted uses found in Appendix B.

G

Mitigation Monitoring

A mitigation monitoring and reporting program consistent with Public Resources Code Section 21081.6 has been adopted with the Final Environmental Impact Report for the Guide.

H

Phasing Plan

Proper phasing of this project is critical to ensure that adequate infrastructure is in place prior to the development of Stock Ranch. All appropriate local, state, and federal environmental permits are required prior to any grading onsite. The following is the phasing plan for the Stock Ranch development. The development agreement must be entered into prior to the issuance of any building permit, tentative map, or any other entitlement:

- During the period between City Council adoption of the ordinance approving the Development Agreement and the effective date of said ordinance, grading permits for the Stock Ranch property may be issued.
- At the discretion of the City Manager, development permits can be issued for the Sylvan Commerce District prior to finalization of the Development Agreement.

Auburn Commerce District Area

Phase 1

Phase 1 developments are required to be in place, at the direction of the City, prior to the issuance of the certificate of occupancy of the first commercial building in the district. Details of the phasing plans shall be included within the Development Agreement:

- North Wetland Preserve
- Auburn Boulevard landscape treatment for the entire length of the property, including medians within Auburn Boulevard and on the frontage road north of Auburn Boulevard
- Traffic signals at the major project access and San Tomas Drive
- Loop water system

- Storm drainage system and detention basins
- Pedestrian bridge and trails on the north side of Arcade Creek
- All required wetlands permits and approvals
- All required wetlands preservation measures shall be installed prior to issuance of first certificate of occupancy
- Internal streetscape improvements for the internal parking area serving the commercial building under construction and the necessary circulation drives and driveways (includes streetscaping, landscaping, lighting, signage, and other improvements) as directed by the City of Citrus Heights
- All improvements from edge of buildings to adjacent residential property lines, including paving, landscaping, fencing, and other improvements, as directed by the City of Citrus Heights
- A comprehensive signage plan

Phase 2

Phase 2 improvements are required to be in place prior to City issuance of a building permit for the second building. Such improvements are to serve incremental development increases that are applicable to those developments and shall include, but not be limited to, the following:

- Traffic signal and lane turning improvements at Van Maren Lane and Sylvan Road corners
- Construct a second left-turn lane on the north-bound approach to the Auburn Boulevard / Sylvan Road / Old Auburn Road intersection in addition to the City's planned CIP improvements

Residential Areas South of Arcade Creek

Phase I

Phase I improvements are required to be constructed in ac-

cordance with a subdivision improvement agreement to be executed with the City. Such improvements will include, but will not be limited to, the following:

- Twenty acre-foot detention basins
- All Stock Ranch Road improvements, including areas along the wetlands and park frontage
- Wetlands and other environmental permitting and protections
- Drainage improvements
- On-site and off-site streetscape and landscape improvements
- Trail on the south side of Arcade Creek
- Utility infrastructure
- Timetable for park construction shall be prepared.

Phase 2

- Internal Streets and public improvements within the residential area

Sylvan Commerce District

Any development on either parcel triggers the following improvements:

- Street improvements for the length of Sylvan and Stock Ranch Roads that touches this property
- Streetscape and drainage improvements along the lengths of Sylvan and Stock Ranch Roads that touch this property
- A comprehensive signage plan

SECTION 6: IMPLEMENTATION

I

Operating Agreement

An operating agreement shall be required at the discretion of the City of Citrus Heights for all commercial uses within the Auburn Commerce District and the Sylvan Road Commerce District. The intent of the agreement is to ensure that the use is conducted in compliance with the Stock Ranch Guide for Development and any conditions of approval affecting the operation of the site. The agreement shall be entered into prior to occupancy of the site and/or building. Enforcement language shall be contained within the Agreement, including mechanisms for the use of fines and/or penalties, and for the collection thereof against the tenant and property owner by liens and/or tax roll.

J

Maintenance of Facilities

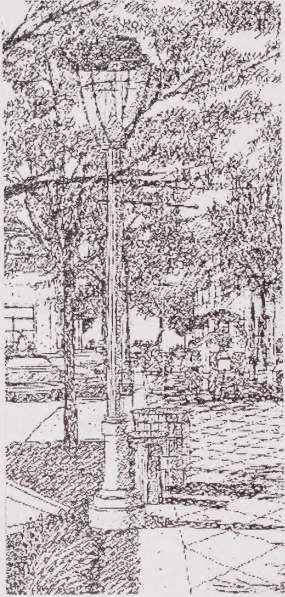
The facilities to be maintained by the developer shall be defined in the Development Agreement.

K

Financing

The developer shall take any and all steps necessary to provide for adequate funding of the following:

- All transportation improvements, including landscaped medians in the center of and along the north side of Auburn Boulevard
- The park and trail system on both sides of the creek and the bridge over Arcade Creek
- Drainage improvements, including detention basins
- Environmental mitigation
- Internal site improvements, including streetscape, landscape, and other pedestrian amenities
- Bus shelter on Auburn Boulevard



APPENDIX A

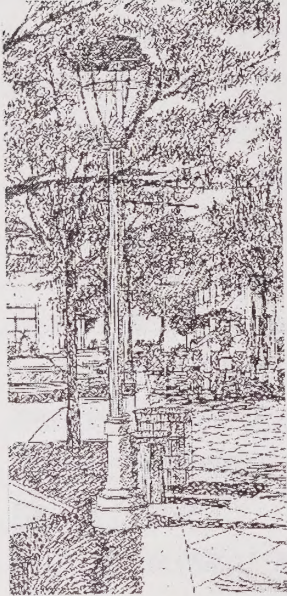
Historical Zoning Comparison

Historical Comparison

<i>Land Use</i>	<i>County Zoning</i>	<i>Guide for Development</i>
North of Creek		
Commercial	114,345 SF 10.5 acres	426,000 SF 41.8 acres
Industrial/Office Park	217,800 SF 20.0 acres	0
Multi-Family Housing	300 MF Units 15 acres	0
Wetland Preserve	0	5.0 acres
South of Creek		
Park	4.4 acres	(Overlay on residential)
Flex Zone (Office, Commercial or MF)		120,000 SF or 244 MF Units 12.0 acres
Industrial Office Park	126,325 SF 11.6 acres	0
Multi-Family Residential	700 MF Units 35 acres	
Single Family Residential	0	up to 346 units 43.2 acres
Park/Floodplain	32.5 acres	27.0 acres
Total Square Footage	458,470 SF	546,000 SF
Total Units/Acreage	1,000 MF units/50.0 acres	590 units/55.2 acres
Total Acreage	129 acres	129 acres

Historical Comparison

Year	Office	Name
1789	President	George Washington
1793	Vice President	John Adams
1797	President	John Adams
1801	Vice President	Thomas Jefferson
1805	President	Thomas Jefferson
1817	President	James Madison
1825	President	James Monroe
1837	President	Andrew Jackson
1845	President	James Polk
1853	President	Franklin Pierce
1861	President	Abraham Lincoln
1869	President	Ulysses S. Grant
1877	President	Rutherford B. Hayes
1881	President	James A. Garfield
1885	President	Chester A. Arthur
1893	President	Benjamin Harrison
1901	President	William McKinley
1909	President	William Howard Taft
1913	President	Woodrow Wilson
1921	President	Warren G. Harding
1923	President	Calvin Coolidge
1933	President	Franklin D. Roosevelt
1945	President	Dwight D. Eisenhower
1953	President	John F. Kennedy
1961	President	John F. Kennedy
1969	President	Richard Nixon
1974	President	Richard Nixon
1977	President	Jimmy Carter
1981	President	Ronald Reagan
1989	President	George H. W. Bush
1993	President	Bill Clinton
2001	President	George W. Bush
2009	President	Barack Obama
2017	President	Donald Trump



APPENDIX B

Permitted Uses

APPENDIX E
Bibliography



APPENDIX B

Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
A Automotive Uses			
1 Camper Shell - Sales, Repairs and Rental			
2 Detailing, Paintless Dent Repair			
3 Installation, Repair, Replacement, Sales and Service as an incidental use			
4 Installation, Repair, Replacement, Sales and Service as a primary use			
5 Parts and Accessory Store			
6 Rental or Lease Agency, including Limousine Service			
7 Sales, new or used			
8 Sales, Wholesale, Office Only (no on-site storage of vehicles)			
9 Sales, Wholesale, Office with on-site vehicle storage			
10 Service Station, Secondary	C[1]		
11 Storage - Antique			
12 Truck or Trailer Sale, Lease, Rent or Repair			
13 Wash, Self-service or Automatic			
B Business Services			
1 Addressing and Mailing Services		P	
2 Advertising Business	P	P	
3 Alarm/Warning System - Sales and Service			
4 Armored Car Service			
5 Billboard Sign Agency - Service Yard and Workshop			
6 Blueprinting - Photostating Service	P	P	
7 Computer Programming/Software and System Design	P	P	
8 Computer Sales, Rental and Lease	P	P	
9 Computer Service and Training	P	P	
10 Data Processing Service (Title 1, Chapter 30)	P	P	
11 Delivery Service		C	
12 Disinfecting - Fumigating Service			
13 Drafting Service		P	
14 Equipment Rental Agency - Office Related Uses Only			
15 Furniture Rental Agency	P	P	

APPENDIX B

Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
16 Gardening - Landscaping - Service Yard and Workshop			
17 Janitorial Service			
18 Locksmith - Key and Lock Shop	P	P	
19 Mail or Delivery Service Pickup Station	P	P	
20 Mail Order Business	P	P	
21 Messenger Service	P	P	
22 Office Machines and Equipment Sales and Minor Repair			
23 Pest Control Service			
24 Photocopy Service	P	P	
25 Print Shop	P	P	
26 Printing Plant, Publishing			
27 Remote Teller, Freestanding for Pedestrian Use	C	C	
28 Stenographic Service	P	P	
29 Studio - Radio, Television, Recording			
30 Telegraph Office			
31 Telephone Answering Service			
32 Ticket Agency			
33 Wholesale Distributor's Service Facility			
C Eating/Drinking/Lodging			
1 Apartment Hotel			
2 Bakery, Pastry Shop	P	P	
3 Bar - Tavern	C	C	
4 Bed and Breakfast Inn			C
5 Brew Pub (no wholesale or off-site sale of beer, wine or alcohol)	C	C	
6 Catering Service	P	P	
7 Delicatessen, Snack Bar or Coffee Shop	P	P	
8 Drive-in Food Service	C[2]		
9 Motel			

APPENDIX B

Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
10 Resorts			
11 Restaurant - Coffee Shop - Cafeteria	P	P	
12 Soda Fountain - Ice Cream Parlor	P	P	
D Entertainment			
1 Arcade - Electronic, Mechanical, or Video Games	C	C	
2 Art Gallery or Studio	P	P	
3 Bingo			
4 Card Room			
5 Carnival or Circus			
6 Coin-Operated Amusement			
7 Dance Hall - Ballroom - Discotheque			
8 Dancing in a Bar or Restaurant	P	P	
9 Electronic, Mechanical or Video Games	P	P	
10 Museum	P	P	
11 Physical Fitness Studio	P	P	
12 Recreation Facility, Indoor	C	C	
13 Recreation Facility, Outdoor			
E Food, Drug, Liquor Sales			
1 Bakery, Pastry Shop	P	P	
2 Bakery, Wholesale Only			
3 Butcher and Meat Market	P	P	
4 Butcher, Wholesale, excluding Slaughterhouse			
5 Candy Store	P	P	
6 Certified Farmers Market	C	C	
7 Coin-Operated Dispenser			
8 Convenience Store / Neighborhood Market (less than 6,000 square feet in size)	C	C	
9 Drug Store - Nonprescriptive Drugs and Sundries	P	P	
10 Food Market Ancillary to Service Station			
11 Liquor Store	C	C	

APPENDIX B

Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
12 Prescription Pharmacy	P	P	
13 Supermarket - Food Store	P	P	
F General Sales			
1 Book - Record Store	P	P	
2 Bottled Gas Sale and Related Storage			
3 Building Material and Lumber Sales	P [3]		
4 Clothing and Apparel Store	P	P	
5 Costume Shop - Sale and Rent	P	P	
6 Curio - Novelty Shop	P	P	
7 Electronic Equipment Store	P	P	
8 Firewood - Fuel Sales			
9 Flea Market or Public Auction			
10 Florist	P	P	
11 Garage Equipment and Tool Sales			
12 General Retail or Department Store	P	P	
13 Gift - Card Shop	P	P	
14 Gunshop - Gunsmith	P	P	
15 Hardware Store	P	P	
16 Hay, Seed and Grain Store			
17 Hotel - Restaurant Equipment Sales			
18 Jewelry Store - Sales, Repair	P	P	
19 Lapidary Shop	P	P	
20 Military Surplus Store			
21 Music Store, including Instrument Repair	P	P	
22 Newspaper - Magazine Stand	P	P	
23 Nursery, Plants	P	P	
24 Office Machines and Equipment Sales and Minor Repair			
25 Ornamental Rock Sales and Related Storage			
26 Pawn Shop			
27 Pet Store, no Kennel	P		

APPENDIX B

Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
28 Photographic Supply - Camera Store	P	P	
29 Pool Table Sale and Repair Service	P	P	
30 Portable Swimming Pool - Supply and Sales			
31 Power Tools - Sales, Repair	P	P	
32 Public Auction of New Clothing and Apparel			
33 Shoe Store	P	P	
34 Stamp/Coin Store	P	P	
35 Stationery Store	P	P	
36 Television and Radio Sales	P	P	
37 Tobacco Shop	P	P	
38 Toy Store	P	P	
39 Trophy/Emblem Store	P	P	
40 Video Store, Sales and Rental	P	P	
41 Watches - Sales, Repair	P	P	
42 Wholesale Store			
G Health Services			
1 Acupuncture Office	P	P	
2 Adult Day Health Center	P	P	C
3 Ambulance Service		C	
4 Convalescent Hospital		P	C
5 Eyeglasses, Frames, Contact Lens - Sale and Service	P	P	
6 Hearing Aids - Sales and Service	P	P	
7 Hospital			
8 Laboratory - Medical, Dental or Optical	P	P	
9 Laboratory - Research, Analysis		P	
10 Medical Clinic (See Title I, Chapter 30)	P	P	
11 Medical or Dental Office	P	P	
12 Orthopedic Appliances Sales/Service	P	P	
13 Psychiatric Facility			
14 Physical Therapy	P	P	

APPENDIX B

Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
15 Sanitarium			
16 Social Rehabilitation Center			C
H Home Accessories and Services			
1 Antique Store	P	P	
2 Appliance Store	P	P	
3 Carpet Cleaning Plant			
4 Floor Covering, Drapery or Upholstery Store	P	P	
5 Furniture Cleaning, Refinishing, Reupholstery Shop			
6 Furniture Store	P	P	
7 Gardening - Landscaping Supply Store	P [1]	P	
8 General Glass Sales, Services		P	
9 Interior Decorators Service Yard and Workshop			
10 Paint and Wallpaper Store	P	P	
11 Tree Service			
I Manufacturing/Processing			
1 Assembly - Light Manufacturing			
2 Beverage Bottling Works			
3 Boat Building and Major Repair of Boats			
4 Building Trades Service Yard and Workshop			
5 Cabinet or Carpentry Shop			
6 Machine Shop			
7 Photographic Processing Plant, Wholesale Facility			
8 Recycling Center			
J Membership Organizations			
1 Church	P	P	C
2 Citizens Improvement Club - Community Center	P	P	
3 Labor Union Temple	C	C	
4 Lodge - Fraternal Hall	C	C	
K Miscellaneous Services			
1 Blacksmith Shop			

APPENDIX B

Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
2 Cold Storage - Frozen Food Locker			
3 Equipment Rental			
4 Farm Equipment - Rental and Incidental Storage			
5 Garage as Primary Use			
6 Kennel, Cattery, Boarding/Training (Kennels require one (1) Acre lot minimum)			
7 Laboratory Materials Testing			
8 Laundromat or Cleaners	P	P	
9 Laundry or Cleaning Plant, Wholesale Facility			
10 Moved Building Storage, Temporary (7 days or less)			
11 Parking Lot as Primary Use			
12 Pet Grooming Service	P	P	
13 Photography Studio, including Incidental Processing	P	P	
14 Picture Framing Shop	P	P	
15 Public Auction or Flea Market			
16 Storage Building - Mini			
17 Taxidermist			
18 Towed Vehicle Storage (Operable Vehicles) with Onsite Office			
19 Towing Service			
20 Travel Agency	P	P	
21 Veterinarian - Animal Hospital	P	P	
22 Warehousing and Storage			
23 Welding Shop			
L Offices			
1 Accountants, Bookkeepers Office	P	P	
2 ATM - exterior and/or driveway	C	C	
3 Bank, Savings and Loan, Finance, Loan, Credit Office	P	P	
4 Building Trades Contractors Office			
5 Business or Professional Office	P	P	
6 Collection, Counseling, Personnel Office	P	P	
7 Insurance Office	P	P	

APPENDIX B

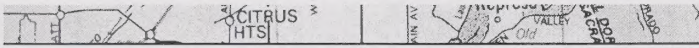
Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
8 Interior Decorator Office	P	P	
9 Medical or Dental Office	P	P	
10 Public Relations or Advertising Office	P	P	
11 Real Estate Office and Property Management Office	P	P	
M Personal Services			
1 Barber or Beauty Shop	P	C	
2 Child Care Center	P	P	
3 Dating Service (Computerized Video Matching)	P	P	
4 Dressmaker	P	P	
5 Electrolysis	P	P	
6 Fortune Teller, Palmist, Tarot Card Reader			
7 Funeral Establishment		P	
8 Massage Therapy (Incidental to a Permitted Use with State-approved Certificate of Training)	P	P	
9 Massage Therapy (Principal Use with State-approved Certificate of Training)	P	P	
10 Massage within 500' of Residential Zone or other Massage Use	P	P	
11 Reducing - Body Building/Aerobics Studio	P	P	
12 Shoe Shine	P	P	
13 Social Center	C	C	
14 Studio - Dance, Voice, Music, Gymnastics	P	P	
15 Tailor	P	P	
16 Tanning Salon	P	P	
17 Tattoo Shop			
18 Wedding Chapel, Reception Hall			
19 Wig Sales and Service	P	P	
N Public Facilities			
1 Public Buildings, Facilities, Services or Utilities	P	P	P
2 Public Park and Ancillary Uses	P		P
O Recreation Equipment Sales			
1 Athletic Equipment and Sporting Goods Store	P	P	
2 Bicycle Sale, Rent Service	P	P	

APPENDIX B

Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
3 Boat Parts and Accessories Store			
4 Boat Sales, Rentals and Service			
5 Camper Shell - Sales, Repair, Rent			
6 Hang Glider, Ultra-Light Sales and Service			
7 Marine Supply Store			
8 Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Moped - Sales/Rentals/Service/Repair			
9 Recreational Vehicle and Boat Storage			
10 Saddlery Shop	P	P	
11 Swimming Pool, Spa - Sales and Service	P	P	
12 Tackle Shop	P	P	
13 Travel Trailer, Mobilehome, Motorhome or Camper - Sales, Rentals & Storage			
14 Water Recreation Equipment - Rental, Sales		P	
P Repair Services			
1 Appliance Repair Shop		P	
2 Grinding - Sharpening Service			
3 Lawn Mower Engine and Garden Power Tool - Sales, Service, Repair			
4 Shoe Repair Shop	P	P	
5 Television and Radio Repair Shop		P	
6 Tool Reconditioning		P	
Q Schools			
1 Business School	P	P	
2 Charm, Culture School			
3 College and University	C	C	
4 Driving School			
5 School - Private	C	C	C
6 School - Public	P	P	P
7 Self-Defense, Judo, Boxing, Gymnastics	P	P	
8 Trade School	C	C	
9 Vocational School	C	C	



APPENDIX B

Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
R Transportation Facilities/Services			
1 Baggage Transfer Service			
2 Bus Depot			
3 Freight Depot, excluding Draying and Truck Terminal			
4 Household Moving and Storage Service			
5 Parking Lot - above or below ground (Primary Use)			
6 Parking Structure (Primary Use)			
7 Taxi Cab Service and Storage Facility			
S Other			
1 Cellular or Wireless Communications Facility	C	C	
2 Fences or Walls (see Title III, Chapter 1)	P	P	P
3 Fences or Walls, Temporary (see Title III, Chapter 1)	P	P	P
4 Mobilehome or Travel Trailer at Construction Sites for construction offices or night watch people	P	P	
5 Outdoor Concession	TUP	TUP	
6 Promotional Display	TUP	TUP	
7 Seasonal Outdoor Sales - Christmas, Halloween, 4th of July, etc.	P(2)	P(2)	
8 Signs, Community Interest Group			
9 Signs, Directional Subdivision Sales, Permanent Subdivision		P	P
10 Signs, Facade	P	P	
11 Signs, Freestanding	P	P	
12 Signs, Grand Opening	TUP	TUP	TUP
T Residential			
1 Accessory Dwelling Unit			C
2 Accessory Structures, including Guesthouses			P
3 Condominiums		P	C
4 Duplex Units			C
5 Family Day Care Home for 12 or fewer children		P	P

APPENDIX B

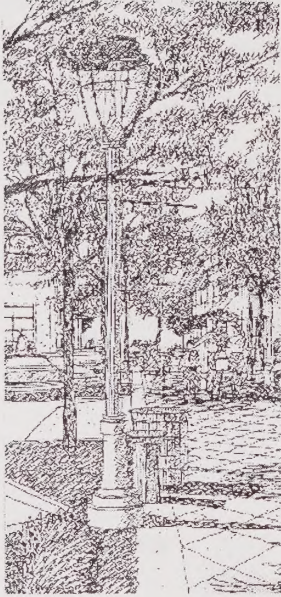
Permitted Uses

<i>Land Use</i>	<i>Auburn Commerce District</i>	<i>Sylvan Commerce District</i>	<i>Residential</i>
6 Family Day Care Home for 13 or greater children		C	C
7 Multi-Family Apartments		P	
8 Residential Care Homes		P	P
9 Single Family Dwelling		P	P
10 Townhouse, Row House or Cluster Development			C

Notes: _____

- [1] One gas station allowed in Auburn Commerce District (with a conditional use permit) and only as a secondary use to a Major Tenant. The gas station shall not front on Auburn Boulevard.
- [2] One drive-through restaurant allowed in Auburn Commerce District (with a conditional use permit).
- [3] Consistent with section in Development Standards for outdoor storage, loading, and display.

Table 1: Summary of Data			
Category	Sub-category	Value 1	Value 2
Group A	Item 1	10	20
	Item 2	15	25
	Item 3	20	30
Group B	Item 1	12	22
	Item 2	18	28
	Item 3	22	32
Group C	Item 1	14	24
	Item 2	19	29
	Item 3	24	34
Group D	Item 1	16	26
	Item 2	21	31
	Item 3	26	36
Group E	Item 1	18	28
	Item 2	23	33
	Item 3	28	38
Group F	Item 1	20	30
	Item 2	25	35
	Item 3	30	40
Group G	Item 1	22	32
	Item 2	27	37
	Item 3	32	42
Group H	Item 1	24	34
	Item 2	29	39
	Item 3	34	44
Group I	Item 1	26	36
	Item 2	31	41
	Item 3	36	46
Group J	Item 1	28	38
	Item 2	33	43
	Item 3	38	48
Group K	Item 1	30	40
	Item 2	35	45
	Item 3	40	50
Group L	Item 1	32	42
	Item 2	37	47
	Item 3	42	52
Group M	Item 1	34	44
	Item 2	39	49
	Item 3	44	54
Group N	Item 1	36	46
	Item 2	41	51
	Item 3	46	56
Group O	Item 1	38	48
	Item 2	43	53
	Item 3	48	58
Group P	Item 1	40	50
	Item 2	45	55
	Item 3	50	60
Group Q	Item 1	42	52
	Item 2	47	57
	Item 3	52	62
Group R	Item 1	44	54
	Item 2	49	59
	Item 3	54	64
Group S	Item 1	46	56
	Item 2	51	61
	Item 3	56	66
Group T	Item 1	48	58
	Item 2	53	63
	Item 3	58	68
Group U	Item 1	50	60
	Item 2	55	65
	Item 3	60	70
Group V	Item 1	52	62
	Item 2	57	67
	Item 3	62	72
Group W	Item 1	54	64
	Item 2	59	69
	Item 3	64	74
Group X	Item 1	56	66
	Item 2	61	71
	Item 3	66	76
Group Y	Item 1	58	68
	Item 2	63	73
	Item 3	68	78
Group Z	Item 1	60	70
	Item 2	65	75
	Item 3	70	80



APPENDIX C

Residential Development Standards

APPENDIX C
Technical Development Fundamentals

Single Family Homes

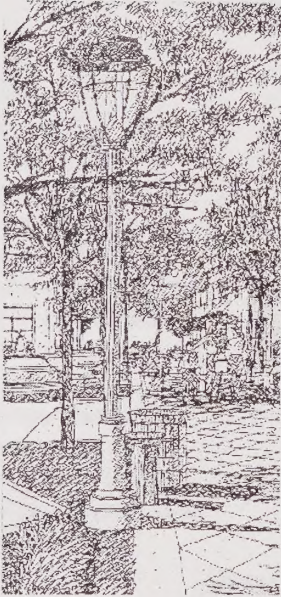
Minimum Lot Width:	50 feet
Minimum Front Yard Setback:	20feet
Rear Yard Setback:	20 feet
Interior Yard Setback:	5 feet
Street Side Yard Setback (corner lots):	12 ½ feet
Maximum Height of Residence:	30 feet
Parking:	2 covered spaces per unit
Accessory Structures and Uses:	Accessory structures and uses shall adhere to the requirements contained in the Citrus Heights Zoning Code for such structures and uses.
Public streets:	New lots shall be served by a direct public right-of-way access.

Cluster Developments and Apartments

Minimum front yard setback:	25 feet
Minimum setback from single-family residential homes	
One story:	25 feet
Two-story	100 feet
Minimum distance between multi-family buildings:	15 feet
Maximum Height:	30 feet
Parking:	2 spaces per unit, plus one guest parking space for every two units
Accessory structures and uses:	Accessory structures and uses shall adhere to the requirements contained in the Citrus Heights Zoning Code for such structures and uses.

Note:

Development standards not addressed within this appendix shall follow the requirements of the Citrus Heights Zoning Code.



APPENDIX D

Plant List

APPENDIX
A

Zones "A" and "D" Guidelines

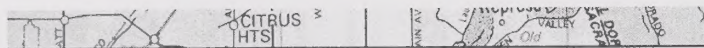
Landscape areas within these zones may include the following native, naturalized and introduced plants:

Trees

White Alder	(<i>Alnus rhombifolia</i>)
Strawberry Trees	(<i>Arbutus unedo</i>)
Manzanita	(<i>Arbutus menziesii</i>)
Incense Cedar	(<i>Calocedrus decurrens</i>)
Deodar Cedar	(<i>Cedrus deodara</i>)
Atlas Cedar	(<i>Cedrus atlantica</i>)
Chinese Hackberry	(<i>Celtis sinensis</i>)
Western Redbud	(<i>Cercis occidentalis</i>)
Arizona Cypress	(<i>Cupressus glabra</i>)
Loquat	(<i>Eriobotrya japonica</i>)
Bronze Loquat	(<i>Eriobotrya deflexa</i>)
Toyon	(<i>Heteromeles arbutifolia</i>)
Goldenrain Tree	(<i>Koeleruteria paniculata</i>)
Chinese Flame Tree	(<i>Koeleruteria bipinnata</i>)
Crape Myrtle	(<i>Lagerstroemia indica</i>)
Sweet Bay	(<i>Laurus nobilis</i>)
Cedar	(<i>Librocedrus decurrens</i>)
Scotch Pine	(<i>Pinus sylvestris</i>)
White Pine	(<i>Pinus strobus</i>)
Allepo Pine	(<i>Pinus halepensis</i>)
Italian Stone Pine	(<i>Pinus pinea</i>)
Ponderosa Pine	(<i>Pinus ponderosa</i>)
Japanese Pine	(<i>Pinus thunbergii</i>)
Eldarica Pine	(<i>Pinus eldarica</i>)
Sugar Pine	(<i>Pinus labertiana</i>)
Austrian Pine	(<i>Pinus nigra</i>)
Foothill Pine	(<i>Pinus sabiniana</i>)
Chinese Pistache	(<i>Pistachia chinensis</i>)
California Sycamore	(<i>Platanus racemosa</i>)
London Plane Tree	(<i>Platanus acerifolia</i> spp.)
Fremont Cottonwood	(<i>Populus fremontii</i>)
Purple Leaf Plum	(<i>Prunus cerasifera</i>)
Flowering Cherry	(<i>Prunus serrulata</i>)
NCN	(<i>Prunus bliriana</i>)
Citrus	(<i>Citrus</i>)
Oaks	(<i>Quercus</i> spp.)
Sequoia	(<i>Sequoia sempervirens</i> spp.)
Chinese Elm	(<i>Ulmus parvifolia</i>)
California Bay	(<i>Umbellularia californica</i>)
Zelkova	(<i>Zelkova serrata</i>)

Shrubs

Yarrow	(<i>Achillea tomentosa</i>)
Maidenhair Fern	(<i>Adiantum jordanii</i>)
California Buckeye	(<i>Aesculus californica</i>)
Dwarf Strawberry	(<i>Arbutus unedo</i> 'Compacta')
Manzanita	(<i>Arctostaphylos</i> spp.)
Coyote Bush	(<i>Baccharis pilularis</i> ssp.)
Camellia	(<i>Camellia japonica</i>)
California Lilac	(<i>Ceanothus</i>)
Western Redbud	(<i>Cercis occidentalis</i>)
Cotoneaster	(<i>Cotoneaster</i> spp.)
African Lily	(<i>Dietes bicolor</i>)
Fortnight Lily	(<i>Dietes vegeta</i>)
Hopseed Bush	(<i>Dodonea viscosa</i>)
Yellow Cat's Claw	(<i>Doxantha unguis-cati</i>)
Pride of Madeira	(<i>Echium fastuosum</i>)
Silverberry	(<i>Elaeagnus pungens</i> "Maculata")
Winged Euonymus	(<i>Euonymus alata</i> "Compacta")
Pineapple Guava	(<i>Feijoa sellowiana</i>)
Common Flannel Bush	(<i>Fremontodendron</i> spp.)
Snapdragon	(<i>Galvezia speciosa</i>)
Silkwood	(<i>Garrya elliptica</i>)
Sala	(<i>Gaultheria shallon</i>)
Daylily	(<i>Hemoerocallis</i> spp.)
Toyon	(<i>Heteromeles arbutifolia</i>)
St. Johnswort	(<i>Hypericum patulum</i>)
Red Hot Poker	(<i>Kniphofia uvaria</i>)
NCN*	(<i>Lantana camara</i>)
Grecian Laurel	(<i>Laurus nobilis</i>)
Lavender	(<i>Lavandula angustifolia</i>)
Tea Tree	(<i>Leptospermum</i> spp.)
Statice	(<i>Limonium perezii</i>)
Honeysuckle	(<i>Lonicera</i> spp.)
Oregon Grape	(<i>Mahonia aquifolium</i>)
Heavenly Bamboo	(<i>Nandina domestica</i> spp.)
Oleander	(<i>Nerium oleander</i> spp.)
Blu Crown Passion	(<i>Passiflora pfordtii</i>)
Fountain Grass	(<i>Pennisetum</i> spp.)
Bld Red Trumpet. Vine	(<i>Phaedranthus buccinatorius</i>)
New Zealand Flax	(<i>Phormium tenax</i>)
Mountain Pieris	(<i>Pieris floribunda</i>)
Potentilla	(<i>Potentilla</i> spp.)
Flowering Almond	(<i>Prunus glandulosa</i>)
Dwarf Red-Leaf Plum	(<i>Prunus cistena</i>)
Flowering Cherry	(<i>Prunus serrulata</i>)



APPENDIX D

Plant List

Pyracantha	(Pyracantha spp.)
Indian Hawthorn	(Raphiolepis indica spp.)
Buckthorn	(Rhamnus spp.)
Gooseberry	(Ribes sanguineum)
Currant	(Ribes viburnifolium)
Matilija Poppy	(Romneya coulteri)
Rose	(Rosa spp.)
Rosemary	(Rosmarinus officinalis spp.)
Sage	(Salvia spp.)
Potato vine	(Zolanum jasminoides)
Spirea	(Spirea spp.)
Common Lilac	(Syringa vulgaris)
Hybrid Old Roses	
Juniper	(Juniperus spp.)
Honeysuckle	(Lonicera spp.)
Yellow Trumpet Vine	(Macfadyena unguis-cati)
Oregon Grape	(Mahonia spp.)
Wire Vine	(Muelenbeckia rigens)
Virginia Creeper	(Parthenocissus quinquefolia)
Boston Ivy	(Parthenocissus tricuspidata)
Rosemary	(Rosmarinus officinalis "Prostratus")
Lavender Cotton	(Santolina hamaecyparissus)
Feather Grass	(Stipia pulchra)
Asian Jasmine	(Trachelospermum asiaticum)
Japanese Wisteria	(Wisteria floribunda)
Japanese Wisteria	(Wisteria floribunda)

**Small trees only under 69KV overhead electrical lines*

Zone "B" Guidelines

Landscape areas within Zone "B" may include the following native, naturalized and introduced plants:

Trees

Blue Oak	(Quercus douglasii)
Live Oak	(Quercus wislizenii)
Valley Oak	(Quercus lobata)
Foothill Pine	(Pinus sabiana)

Shrubs

Ceanothus	(Ceanothus spp.)
Manzanita spp.	(Arctostaphylos spp.)
Toyon	(Heteromeles arbutifolia)
California buckeye	(Aesculus californica)
Coyote bush	(Baccharis pilularis ssp. consanguinea)
Coffee berry	(Rhamnus californica)

Groundcover

Manzanita spp.	(Arctostaphylos spp.)
Ceanothus	(Ceanothus spp.)
Evergreen Currant	(Ribes viburnifolium)

Zone "C" Guidelines

Trees

Fremont Cottonwood	(Populus fremontii)
White Alder	(Alnus rhombifolia)
Black Willow	(Salix lasiandra)
Calif Buckeye	(Aesculus californica)
Sycamore	(Platanus racemosa)
Valley Oak	(Quercus lobata)
Incense Cedar	(Calocedrus decurrens)
N.C.N.	(Pinus eldarica)
Coast Redwood	(Sequoia sempervirens)
Deodar Cedar	(Cedrus deodar)
Live Oak	(Quercus wislizenii)
Arizona Cypress	(Cupresses glabra)
Bay Tree	(Umbellularia californica)
Aleppo Pine	(Pinus halepensis)

Deciduous Shrubs

Barberry	(Berberis spp.)
Flowering Quince	(Chaenomeles)
Hawthorn	(Crataegus crus-gali)

APPENDIX D

Plant List

Evergreen Shrubs

Barberry	(Berberis spp.)
Holly	(Ilex spp.)
Junipers	(Juniperus spp.)
Oregon Grape	(Mahonia aquifolium)

Groundcovers

Manzanita	(Arctostaphylos spp.)
Juniper	(Juniperus spp.)
Firethorn	(Pyracantha spp.)
Fuchsia-Flr Gooseberry	(Ribes speciosum)

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